

# Palmer Avenue, Irthlingborough

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This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Palmer Avenue, Irthlingborough NN9 5XB  
Freehold Price 'Offers in excess of' £260,000

**Wellingborough Office** ☐  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





Situated on the northern outskirts of Irthlingborough is this much improved and well established three bedroomed semi detached property with features to include off road parking for numerous cars, a detached garage and sun room addition to the rear. Further benefits include uPVC double glazing, gas radiator central heating, modern kitchen with built in appliances and refitted bathroom. The accommodation briefly comprises porch, entrance hall, kitchen, dining room, lounge, sun room, down stairs W.C., utility room, three bedrooms, bathroom, front and rear gardens, single garage and a driveway.

Enter via glazed double doors to:

**Porch**

Window to both sides, light, part glazed oak door to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, window to side aspect, meter cupboard, under stairs storage area, laminate flooring, opening to:

**Kitchen**

9' 5" x 9' 4" (2.87m x 2.84m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, built in oven, gas hob, extractor, plumbing for dishwasher, fridge space, pantry cupboard with shelving and wall mounted combination boiler serving domestic hot water and central heating systems, laminate flooring, window to side aspect.

**Dining Room**

9' 4" x 9' 1" (2.84m x 2.77m)

Radiator, double doors to rear, laminate flooring, door to:

**Lounge**

12' 8" x 12' 7" (3.86m x 3.84m)

Bow window to front aspect, radiator, log burner with feature surround, telephone point, spotlights.

**Sun Room**

13' 5" x 7' 6" (4.09m x 2.29m)

Of brick and uPVC construction, French doors and window to rear aspect, wooden panelled wall unit, tiled flooring, solid roof, door to side aspect, radiator, door to:

**Cloakroom**

Fitted to comprise low flush W.C., wall mounted wash hand basin, wall mounted electric heater, tiled flooring, window to rear aspect, extractor.

**Utility**

Room Plumbing for washing machine, tumble dryer space, light, tiled flooring.

**First Floor Landing**

Loft access, storage cupboard, window to side aspect, doors to:

**Bedroom One**

11' 7" x 9' 10" (3.53m x 3m)

Window to front aspect, radiator, a range of built in wardrobes.

**Bedroom Two**

11' 1" x 8' 8" (3.38m x 2.64m)

Window to rear aspect, radiator, built in wardrobe.

**Bedroom Three**

8' 8" max x 7' 10" (2.64m x 2.39m)

Window to front aspect, radiator, built in cupboard.

**Bathroom**

Re-fitted to comprise low flush W.C., vanity sink unit with cupboard under, tiled splash backs, 'P' shaped panelled bath with chrome shower attachment, heated towel rail, tiled flooring, windows to side and rear aspects,

**Outside**

Front - Paved parking, border stocked with decorative stones, outside tap, providing off road parking for numerous cars, leading to:

Single Garage - Up and over door, power connected. Garage measuring 17' 4" in length by 9' 7" in width.

Rear - Mainly block paved, artificial lawn, raised border with decorative stones, outside tap, log store, enclosed by wooden panelled fencing.

Material Information The tenure of this property is freehold.

**Energy Performance Rating**

This property has an energy rating of D The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band B (£1,893 per annum. Charges for enter year).

**Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

**General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

**Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

