



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.

College Street, Irthlingborough NN9 5TX
Freehold Price 'Offers in Excess of' £260,000

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 surveyor's 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.

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 27 Sheep Street Wellingborough
 Northants NN8 1BS
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Irthlingborough Office
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Rushden Office
 74 High Street Rushden
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Rarely available is this imposing square bay fronted town house constructed around the turn of the century retaining many character features to include original mosaic tiled hallway, lounge and dining room fireplaces, stripped internal doors, sash windows and ceiling cornicing. Further benefits include gas radiator central heating, handmade pine kitchen, character four piece bathroom suite including roll top bath and offers a loft room, a 23ft kitchen/breakfast room, separate reception rooms and a generous 95ft rear garden. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, three bedrooms, loft room, bathroom, front and rear gardens.

Enter via part glazed front door to:

Entrance Hall

Measuring 22' 3" max. in length.

Stairs rising to first floor landing, ceiling cornice, radiator, feature mosaic flooring, under stairs storage cupboard.

Lounge

15' 4" into bay x 12' 2" (4.67m x 3.71m)

Box bay window to front aspect, wood burner with original fireplace, radiator, picture rail, ceiling cornice, sliding doors to:

Dining Room

12' 11" x 10' 7" (3.94m x 3.23m)

Window to rear aspect, original solid fuel fireplace with tiled hearth, ceiling cornice, radiator.

Kitchen/Breakfast Room

23' 4.67" x 9' 0" (7.11m x 2.74m)

Breakfast Room - Sash window to side aspect, vinyl flooring, double radiator, door to side aspect, arch to:

Kitchen - Fitted to comprise handmade pine units, Belfast sink with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, gas range size cooker space, extractor, vinyl flooring, space for fridge/freezer, plumbing for washing machine, cupboard housing wall mounted Worcester combination gas boiler serving domestic hot water and central heating systems, two windows to side and door to rear aspect.

First Floor Landing

Double cupboard with concealed ladder to loft room, radiator, doors to:

Bedroom One

16' 2" max including wardrobe x 15' 4" max (4.93m x 4.67m)

Bay window to front aspect, further window to front aspect, two radiators, a wide range of built in wardrobes, dado rail, coving to ceiling.



Bedroom Two

12' 11" x 10' 7" (3.94m x 3.23m)

Window to rear aspect, radiator, built in double cupboard.

Bedroom Three

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

Window to rear aspect, radiator.

Bathroom

Refitted to comprise high flush W.C., pedestal wash hand basin, roll top bath, shower cubicle, tiled splash backs, radiator, window to side aspect, exposed floorboards, airing cupboard with shelving.

Loft Room

14' 9" x 11' 6" increasing to 18' 7" (4.5m x 3.51m)

Skylight to rear aspect, two wall mounted electric heaters, spotlight to ceiling, eaves storage.

Outside

Front - Pebbled, enclosed by low brick walling and privet hedge.

Rear - Block paved patio, raised border stocked with shrubs, outside tap, gated shared rear pedestrian access, main lawn, border stocked with flowers and shrubs, further gravelled area with a variety of bushes and conifer trees, fish pond, wooden shed, enclosed by mainly wooden panelled fencing and wire mesh. Garden measures 95ft in length.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£2,164 per annum. Charges for 2025/2026).



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

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.

