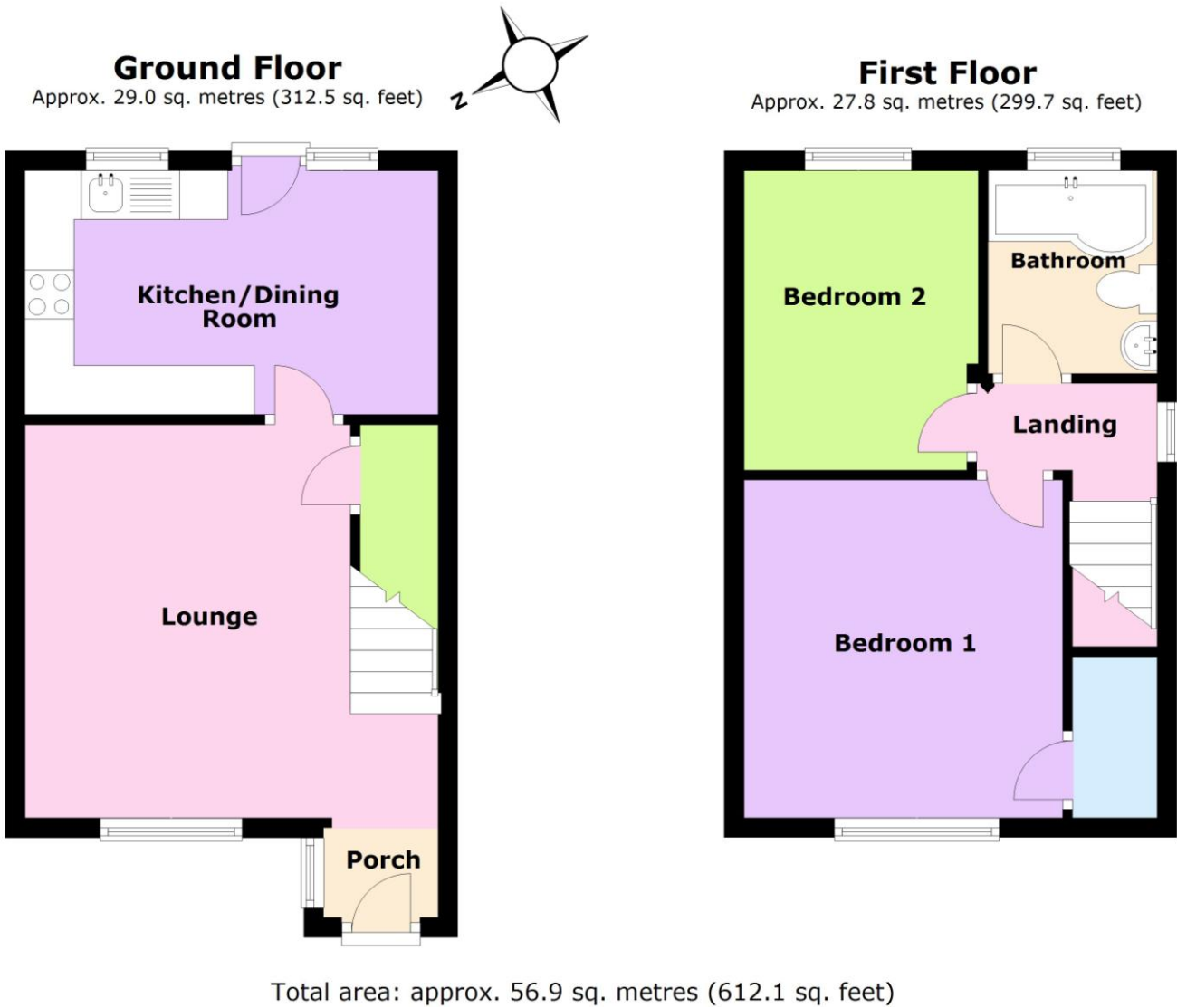


Garrow Close, Irthlingborough

richard james

www.richardjames.net



Situated in a cul de sac off Finedon Road is this immaculate two bedroomed modern semi detached property with ample off road parking for three cars with potential to create additional parking if required, a larger than average rear garden and a beautifully refitted kitchen with integrated appliances. Further benefits include gas radiator central heating, replacement uPVC double glazing, and a refitted bathroom. The accommodation briefly comprises porch area, lounge, kitchen/dining room, two bedrooms, bathroom, rear garden and a driveway.

Enter via front door to:

Porch
Window to side aspect, laminate flooring, door to:

Lounge
13' 8" max x 13' 2" (4.17m x 4.01m)
Window to front aspect, radiator, coving to ceiling, under stairs storage cupboard, T.V. and telephone point, laminate flooring.

Kitchen/Dining Room
13' 7" x 8' 1" (4.14m x 2.46m) (This measurement include the area occupied by the kitchen units)
Refitted to comprise composite one and a half bowl sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in AEG oven, gas hob, extractor hood, fridge/freezer space, plumbing for washing machine, breakfast bar, two windows and door to rear aspect, laminate flooring, radiator, coving to ceiling.

First Floor Landing
Window to side aspect, coving to ceiling, doors to:

Bedroom One
11' 3" x 10' 6" (3.43m x 3.2m)
Window to front aspect, cupboard housing wall mounted combination gas boiler serving domestic hot water and central heating systems and shelving, radiator, coving to ceiling.

Bedroom Two
10' 0" x 7' 9" (3.05m x 2.36m)
Window to rear aspect, loft access, radiator.

Bathroom
Refitted to comprise low flush W.C., vanity sink with cupboard under, 'P' shaped panelled bath with chrome shower over, vanity mirror unit, extractor, chrome towel rail, fully tiled walls, tiled flooring, radiator, window to rear aspect.

Outside
Front - Border laid with slate and gravel and stocked with bushes, driveway providing off road parking for up to three cars.

Rear - Paved patio, main lawn, shed, outside tap, outside solar light, gated side pedestrian access, enclosed by wooden panelled fencing.

Material Information The property Tenure 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 (£1,990.12 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

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.

