

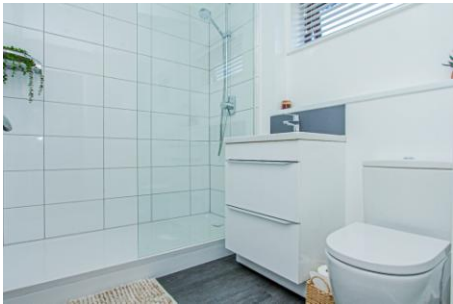
Cross Way, Irthlingborough

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Total area: approx. 87.5 sq. metres (941.7 sq. feet)



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.

Cross Way Irthlingborough, NN9 5RR
Freehold Price £340,000

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 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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

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28 High Street Irthlingborough
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74 High Street Rushden
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Situated in a cul-de-sac within the ever popular 'Pinetree's' estate is this immaculately presented modern but now established four bedroomed detached property with features to include refitted shower room, open plan kitchen/dining room, uPVC double glazing, gas radiator central heating and offers off road parking for up to two cars, a wooden workshop/garage and a wooden outbuilding measuring 19ft. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, first floor landing, four bedrooms, shower room, front and rear gardens, wooden workshop/garage, wooden outbuilding, single garage and driveway.

Entry via part glazed uPVC front door with side screen through to:

Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage cupboard, laminate flooring, doors to:

Cloakroom

Comprising low flush W.C, wall mounted hand wash basin, tiled splash backs, radiator, spotlights, laminate flooring, window to side aspect.

Lounge

16' 9" x 11' 2" (5.11m x 3.4m)

Box bay window to front aspect, telephone point, TV point, wooden panelling, two radiators, coving to ceiling, French doors to rear aspect

Kitchen/Dining Room

17' 09" x 10' 12" (5.41m x 3.35m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, integrated double oven, five ring gas hob, extractor over, integrated fridge, integrated dishwasher, coving to ceiling, spotlights, laminate flooring, French doors to rear aspect, door and window to rear aspect.

First Floor Landing

Window to front aspect, radiator, airing cupboard housing water cylinder with fitted shelving, doors to:

Bedroom One

11' 0" x 10' 3" (3.35m x 3.12m)

Window to rear aspect, radiator, coving to ceiling

Bedroom Two

10' 8" x 10' 3" (3.25m x 3.12m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

10' 3" x 6' 6" (3.12m x 1.98m)

Window to rear aspect, radiator, coving to ceiling, loft access housing gas boiler serving domestic hot water and central heating systems.

Bedroom Four

8' 1" x 6' 7" (2.46m x 2.01m)

Window to front aspect, built in desk and storage cupboards, radiator, coving to ceiling.

Shower Room

Fitted to comprise low flush W.C, vanity sink with draws under, walk-in shower cubicle with tiled splash backs, heated towel rail, coving to ceiling, spotlights, window to front aspect.

Outside

Front - Block paved to provide off road parking for two cars, border stocked with shrubs, bushes and decorative stones leading to:

Garage - Measures internally 16" 9' in depth x 7" 99' in width. up and over garage door, power and light connected, plumbing for washing machine.

Rear - Extended paved patio, gated side pedestrian access, outside water tap, outside sockets, artificial lawn with borders stocked with a variety of shrubs and bushes, wooden shed, garden is enclosed by wooden panelled fencing, courtesy door through to garage and leading to:

Wooden Garden Room - Measures 19" 41 in depth x 9" 52 narrowing to 7" 88 in width, window and door to side aspect, power and spotlights connected, laminate flooring.

Wooden Garage/Workshop - Measures 17" 87 x 10" electric roller door, window to side aspect, power and light connected, rubber flooring.

Material Information The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£2,274 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.

