



74 Arkwright Road | Irchester | NN29 7EF



Matthew
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Price Guide £250,000

Offered to the market with no onward chain is this four bedroom semi detached house on the edge of the village of Irchester. The property boasts an extended ground floor providing a large reception area with a ground floor bedroom and wet room. With a gas fired radiator heating system PVCu double glazing, the property in full comprises of an entrance hall, kitchen, sitting room, dining room, a double bedroom and wet room. The first floor provides three more bedrooms and a bathroom. The outside offers a rear private garden with southerly aspect and a single garage to the front and parking. Viewing advised.

- Four bedrooms
- Single garage
- No onward chain
- Ground floor wetroom
- South facing garden
- In need of refurbishment

Storm porch with timber and glazed door and sidelight into

Entrance Hall

Radiator, glazed door into main reception area, slid door into

Kitchen

10'6" x 8'3" (3.22 x 2.53)

Fitted with a range of base level units with worksurface above, inset single ceramic sink and drainer, eye level storage unit with display shelf, space for cooker, plumbing and space for washing machine, pantry, window to front.

Sitting Room

16'6" x 13'9" (5.03 x 4.21)

Gas fire with tiled hearth, stone surround and mantle, TV point, stair case to first floor, opening into

Dining Room

14'2" x 11'9" (4.34 x 3.59)

Window to rear, sliding doors to rear garden, radiators, sliding door into

Bedroom Four

8'11" x 11'5" (2.73 x 3.49)

Window to rear, radiator, sliding door into

Wetroom

7'1" x 8'1" (2.17 x 2.48)

Three piece suite comprising of a low level WC, hand wash basin, electric shower, tiling to all splash areas, wet room style flooring, expelair, radiator.

First Floor Landing

Window to side, exposed timber flooring, loft access hatch, doors to all principal rooms.

Bedroom One

9'5" x 10'11" (2.88 x 3.34)

Window to rear, radiator, built in wardrobe.

Bedroom Two

10'0" x 8'4" (3.07 x 2.55)

Window to rear, radiator.

Bedroom Three

6'10" x 7'10" (2.09 x 2.40)

Window to front, radiator.

Bathroom

6'1" x 5'5" (1.87 x 1.66)

A three piece suite comprising of a low level WC, hand wash basin and bath, electric shower over bath, expelair, radiator, obscured glazing to front.

Outside

The property sits behind a shallow front garden comprising of a small lawned area and an area of hard standing which also comprises the driveway. Access to the garage is also available here.

Rear Garden

Immediately abutting the rear of the property is patio area with stone path leading through the middle of the garden to a raised area of lawn. The remainder of garden consists of mature planting and hedging and is enclosed with a combination of fencing. Timber shed, outside tap, not considered overlooked and southerly in aspect.

Garage

Up and over door, power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

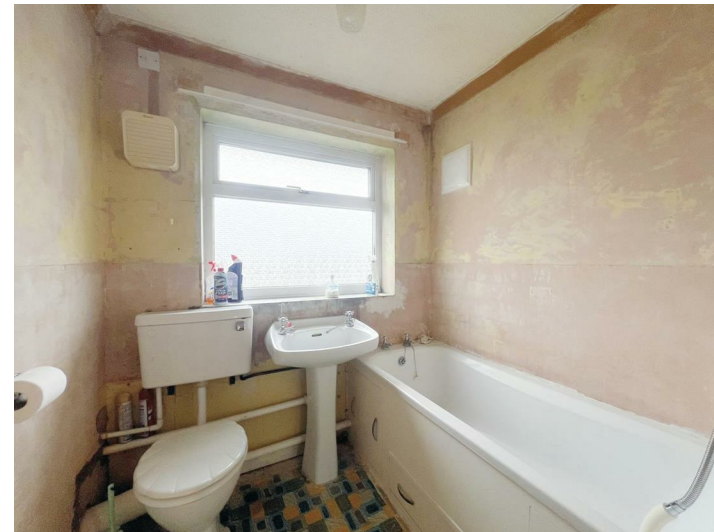
Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

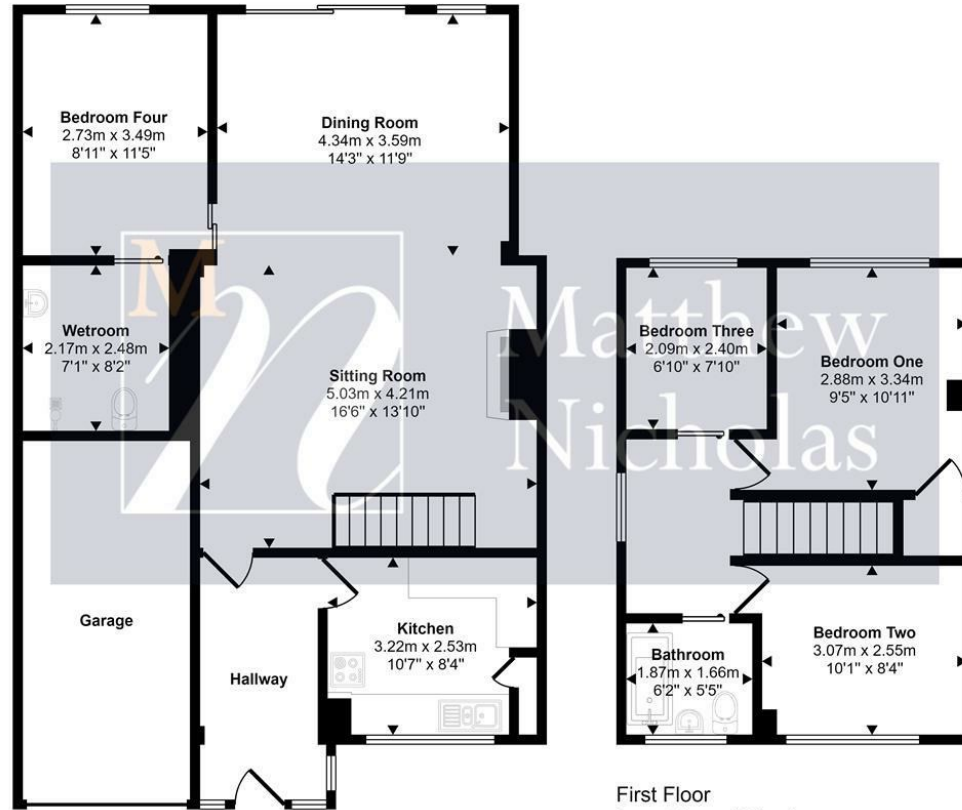




Further Information



Approx Gross Internal Area
120 sq m / 1287 sq ft



First Floor
Approx 36 sq m / 384 sq ft

Ground Floor
Approx 84 sq m / 903 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1287.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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