



56 Farndish Road | Irchester | NN29 7BE



Matthew
Nicholas



Asking Price £220,000

A two bedroom Victorian terraced house offering a gas fired radiator heating system, PVCu double glazing and no onward chain. The property could benefit from some cosmetic improvement, but would be an ideal first time purchase or investment. Comprising of a hall, sitting room arched to the dining room, kitchen, lean-to, first floor landing, two double bedrooms and bathroom. The garden is west facing and enclosed.

- Two bedroom terraced house
- Gas radiator heating system
- Fitted kitchen and bathroom
- West facing enclosed garden
- PVCu double glazing
- No onward chain

Part-glazed entrance door leading from the front into the entrance porch.

Entrance Porch

Further PVCu glazed door leading into the entrance hall.

Entrance Hall

Radiator, staircase to the first floor, cornice, exposed timber door to the sitting/dining room.

Dining Area

12'2" x 10'11" (3.71m x 3.35m)

Window to the rear, gas fire serving back boiler for central heating, built-in storage cupboards, exposed timber floor, coving, square opening leading through to the sitting area.

Sitting Area

13'8" x 10'7" max measurement into bay window (4.17m x 3.23m max measurement into bay window)

Bay window to the front, radiator, feature period style fire surround with cast-iron inset, decorative tiling, tiled hearth and gas fire, telephone point, TV point, cornice.

Kitchen

17'5" x 7'6" max (5.31m x 2.31m max)

Fitted with a range of base level cupboards with rolled edge work surfaces above, inset twin bowl ceramic sink with mixer tap, ceramic hob with single electric oven beneath, plumbing and space for washing machine, space for undercounter fridge, tiled splash areas, radiator, pantry, two windows to the side and further window to the rear, part-glazed door to the lean to.

Lean-to

8'0" x 5'10" max (2.44m x 1.78m max)

French doors to the garden, mono-pitched roof.

First floor landing

Loft access hatch, over stairs store, exposed timber doors to all bedrooms and the bathroom.

Bedroom One

14'0" x 11'8" max (4.27m x 3.56m max)

Two windows to the front, concealed radiator, exposed wood flooring, coving.

Bedroom Two

12'0" x 8'5" max (3.68m x 2.57m max)

Window to the rear, radiator, airing cupboard housing a lagged hot water cylinder with slatted shelving, wall-mounted central heating timer.

Bathroom

Fitted with a three-piece suite in white including low-level WC, pedestal wash hand basin and bath with panel to side and shower from mixer tap, glass screen, tiled splash areas, radiator, tiled floor, xpelair, obscured window to the rear.

Outside

The property stands behind a courtyard style front garden, retained by medium height walling with wrought iron gates and path to the main entrance door.

Rear Garden

Immediately abutting the rear of the house is a paved and concrete patio area. The remainder of the garden being laid to lawn with timber summerhouse and metal storage shed. Enclosed by combination of fencing, enjoying a south-westerly aspect with shared pedestrian access, exterior WC.

Local Information

Irchester is a popular village located between Wellingborough and Rushden offering a comprehensive range of local amenities including shops, primary schooling, doctor's surgery, public house and post office.

Main rail to London St Pancras from Wellingborough (approx. 3 miles) in under an hour.

M1 at J14 Milton Keynes approx. 14 miles





Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	
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	
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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

