



11 New Street | Irchester | NN29 7AQ



Matthew
Nicholas



Offers In The Region Of £180,000

A good size three bedroom turn of the century detached house with long enclosed garden, but in need of full refurbishment. It is unlikely to be mortgageable so ideally suited to a cash buyers only please. Comprising of an entrance hall, sitting room, dining room, kitchen, bathroom and separate WC. First floor landing leading to three well proportioned bedrooms. Gardens. No onward chain.

- Detached three bedroom house
- In need of full refurbishment
- No onward chain
- Central location in a popular village
- Some character features retained
- Cash buyers only

Original timber entrance door from storm porch to the front leading to

Entrance Hall

Coving, staircase to first floor, doors to both reception rooms.

Sitting Room

10'6" x 13'4" (3.20m x 4.06m)

Bay window to the front, tiled fireplace, picture rail, coving.

Dining Room

10'4" x 11'10" (3.16 x 3.61)

Window to the side and further window to the rear. Gas fire and tiled fireplace, crockery storage cupboard, picture rail, door to kitchen.

Kitchen

8'4" x 10'9" (2.55 x 3.29)

In need of refitting with base level storage cupboard incorporating stainless steel sink, tiled fireplace, door to under stairs store, window and door to side, door to pantry and bathroom.

Bathroom & WC

Fitted with a two piece suite of wash hand basin and bath. Gas water heater and wall heater, obscured window to the side, door to separate WC.

First Floor Landing

Access to roof space, overstay store, doors to all bedrooms.

Bedroom One

14'10" x 11'1" (4.54 x 3.39)

Window to the front, cast-iron fireplace.

Bedroom Two

9'3" x 11'11" (2.82 x 3.64)

Window to the rear, cast-iron fireplace.

Bedroom Three

8'5" x 13'0" (2.58 x 3.97)

Window to the rear, cast-iron fireplace.

Outside

Courtyard style front garden retained by brick walling with wrought iron gate and path to the entrance door. Pedestrian access to rear garden.

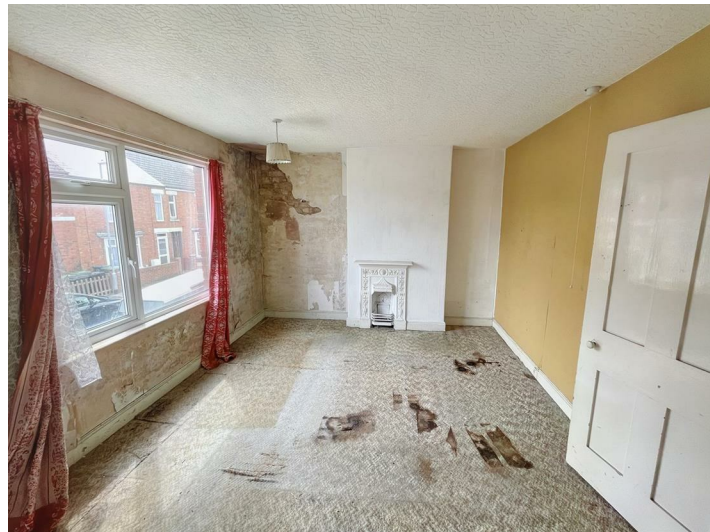
Rear Garden

Paved hard standing immediately abutting the rear of the house, the remaining garden requires further cultivation and extends to approximately 50 foot in length.

Local Area

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

Main rail to London St Pancras from Wellingborough in under an hour. M1 at J14 Milton Keynes approx. 14 miles.



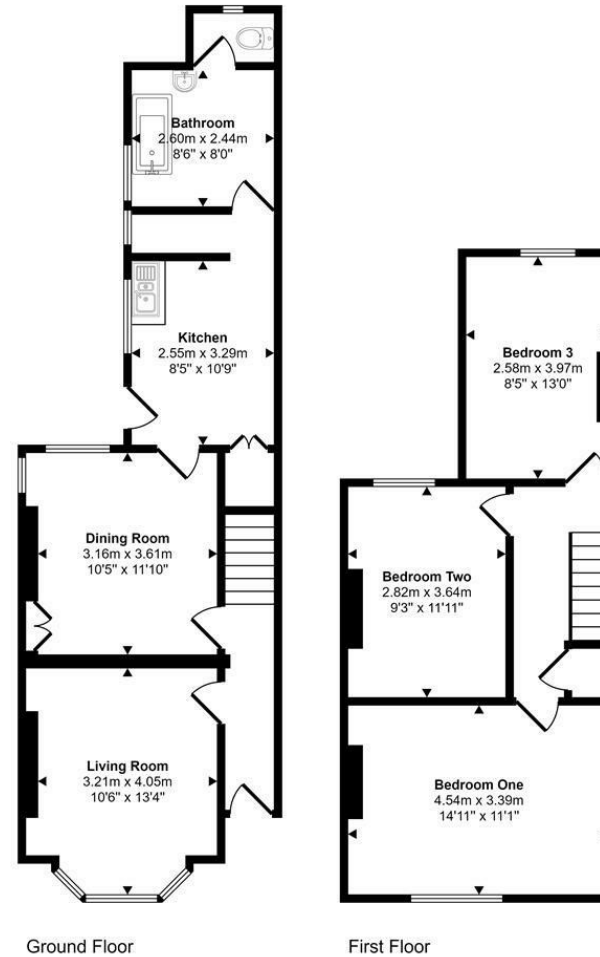


Further Information



Local Authority: North Northamptonshire Council

Tax Band: B



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

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.

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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