



**38 Presland Way, Irthlingborough
Northamptonshire NN9 5UL
Price £200,000 Freehold**

The WOW factor is HERE! Situated on this sought-after development on the Western side of the Town, close to Wellingborough Station is this simply stunning FREEHOLD maisonette which simply has to be viewed to be appreciated. Constructed in 2004, so now well-established, the property has been well modernised and cared for by the current owner to a point where we truly believe that one of the first to view will buy! An ideal first-time purchase, buy to let investment or bolt-hole, this property comprises: Two bedrooms, a re-fitted shower room, open-plan lounge to a re-fitted kitchen, landing, entrance hall, front garden area, garage and parking. uPVC double glazing is complemented by gas radiator central heating, so all the mod-cons are in place here. Irthlingborough itself provides schools for all age groups and all local amenities, plus there is Rushden Lakes on hand for when some retail therapy is needed! Lovely nearby walks are provided within Irthlingborough and at Stanwick and Rushden Lakes also. Contact us today to avoid disappointment and be the first to view!

- Freehold Show Home Maisonette
- Private Parking
- Close To Local Amenities
- Energy Efficient Rating - C73
- Two Bedrooms, Re-Fitted Shower Room / WC
- Single Garage
- Walking Distance To High Street
- Re-Fitted Kitchen
- Fully Modernised Throughout
- Close Access To A6



Location

Off Wellingborough Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

client.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - C73

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Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Accommodation

Ground Floor

Entrance Hall

First Floor

Lounge/Kitchen/Breakfast Room 19'9" x 17'7" (6.03m x 5.37m)

Maximum, plus store.

Bedroom 1 11'5" x 9'10" (3.50m x 3.00m)

Bedroom 2 11'5" x 7'5" (3.50m x 2.28m)

Shower Room / WC 6'7" x 5'7" (2.02m x 1.72m)

Outside

Driveway Parking

Garage 18'5" x 9'0" (5.62m x 2.76m)

Main door to front. Door to/from hall. Power and light connected.

Utility cupboard - space and plumbing for washing machine etc.

Garden Area

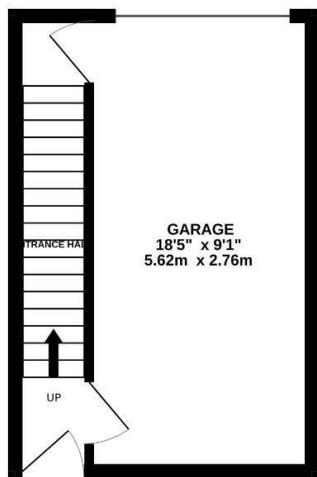
Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor

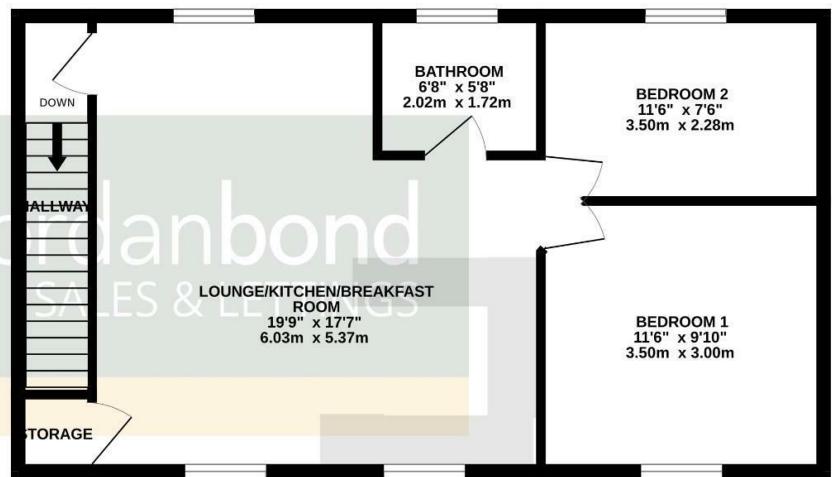




GROUND FLOOR
222 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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