



HARWOODS

Chartered Surveyors & Estate Agents



35 School Road, Irchester
Northants NN29 7AW

£150,000 Freehold

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35 School Road, Irchester, Northants NN29 7AW

For sale with no upward chain and suitable for CASH BUYERS ONLY; a bay fronted Victorian period property located in the ever popular village of Irchester conveniently placed for shops, schools, The Village Hall and doctors surgery. The village has many other amenities including Country Park, sports club, playing field, pub and take away businesses. Wellingborough train station is just under 4 miles from the house and provides a regular service to London St Pancras in approximately 50 minutes

The house is in need of general updating and does have a prior history of some structural movement and hence is suitable for CASH BUYERS ONLY.

The property does feature UPVC double glazing and gas central heating. The accommodation consists of a hall way, lounge that opens into the dining room, refitted kitchen, 3 well proportioned bedrooms (the master of which measures 15'4 wide) and a shower room. Outside there is a small courtyard garden at the front of the property, whilst to the rear is a enclosed garden that enjoys a sunny facing.

Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Storm Porch leading to double glazed front door. Radiator, door to the lounge, stairs rising to the first floor.

Lounge

11'4" not into the bay x 10'0" (3.45m not into the bay x 3.05m)

Laminate flooring, radiator, bay fronted double glazed window, opening to the dining room. The room has a domestic lift that was installed for the previous inhabitant.

Dining Room

11'5" x 10'0" (3.48m x 3.05m)

Laminate flooring, double glazed window to the rear, radiator, understairs cupboard. Door to the kitchen.

Kitchen

15'10" 8" (4.83m 2.44m)

Refitted kitchen featuring base & wall mounted cupboards, wall mounted gas fired boiler, plumbing for a washing machine, sink and drainer, tiled splash backs, radiator, double glazed windows to the side. Double glazed door to the garden

First Floor Landing

Doors to all rooms, loft hatch.

Bedroom 1

15'4" x 11'5" (4.67m x 3.48m)

Wooden floor boards, wardrobe, double glazed windows, radiator.

Bedroom 2

9'2" x 11'3" (2.79m x 3.43m)

UPVC double glazed, radiator, wooden floor boards

Bedroom 3

8'2" x 8'0" (2.49m x 2.44m)

Floor boards, radiator and double glazed window to the rear.

Shower Room

Shower, WC, wash hand basin. Double glazed window to the rear.

Front Garden

Small courtyard garden with low brick wall. Shared side access leading to the back garden.

Back Garden

Westerly facing which is quite over grown but appears to be a good length in size.

Council Tax Band

North Northamptonshire Council. Band A rating.

Referral Fees

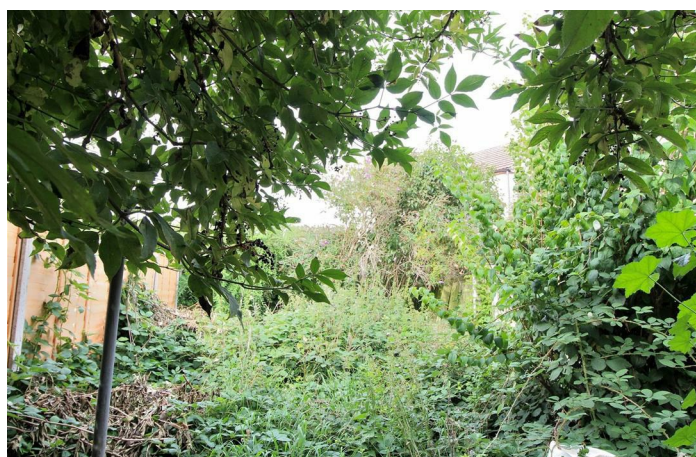
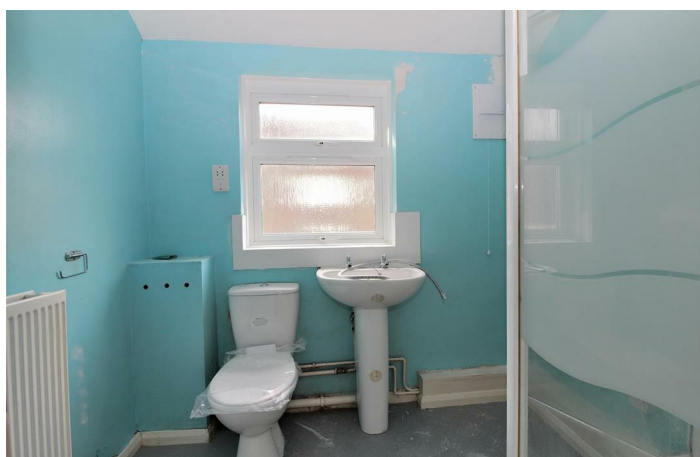
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.



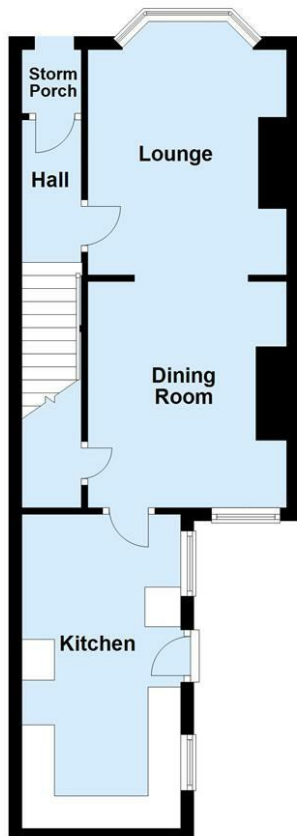


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Ground Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)

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Plan produced using PlanUp.

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	