



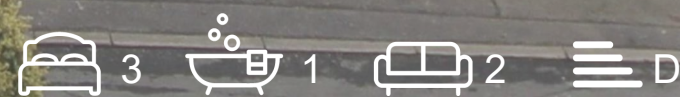
BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -



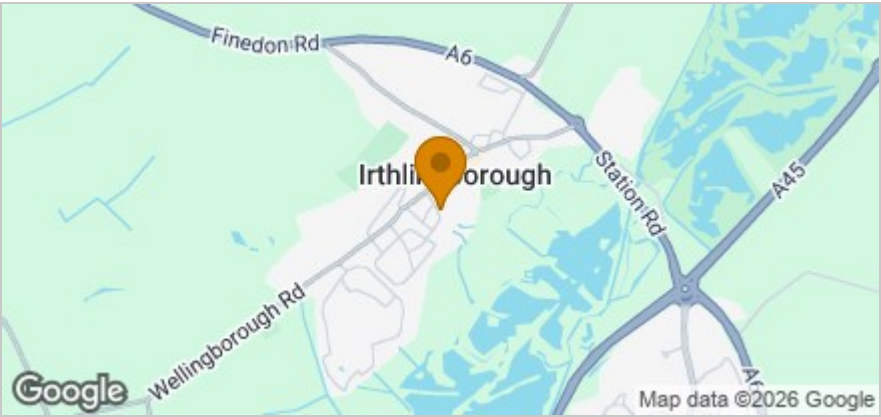
Park Road, Irthlingborough
Offers In The Region Of £245,000



Floor Plan



Area Map



Accommodation

- Three Bedrooms, Three Living Areas And A Long Garden Packed With Potential
- Three flexible reception rooms give you scope to rework, reconfigure or just keep things as they are
- Chain-free and ready to go
- Modern-but-compact kitchen could be opened up into the dining room to create a more sociable space
- Two double bedrooms and a larger-than-average single
- First floor shower room plus a downstairs WC
- 30-metre garden with space to grow veg, host BBQs or just let the kids run off some energy
- Driveway at the front plus a single garage for extra storage
- Walk to shops, schools and cafés in 5–10 mins, with Aldi, Stanwick Lakes and Rushden Lakes nearby
- London in just over an hour from Wellingborough station, under 10 mins away by car



| 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 | | |
| | 63 | 81 |
| England & Wales | | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.