



7 Station Road, Irchester,  
Northamptonshire, NN29 7EH

£175,000 Freehold

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Neville House, 67 Wellingborough Road, Rushden NN10 9YG  
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk

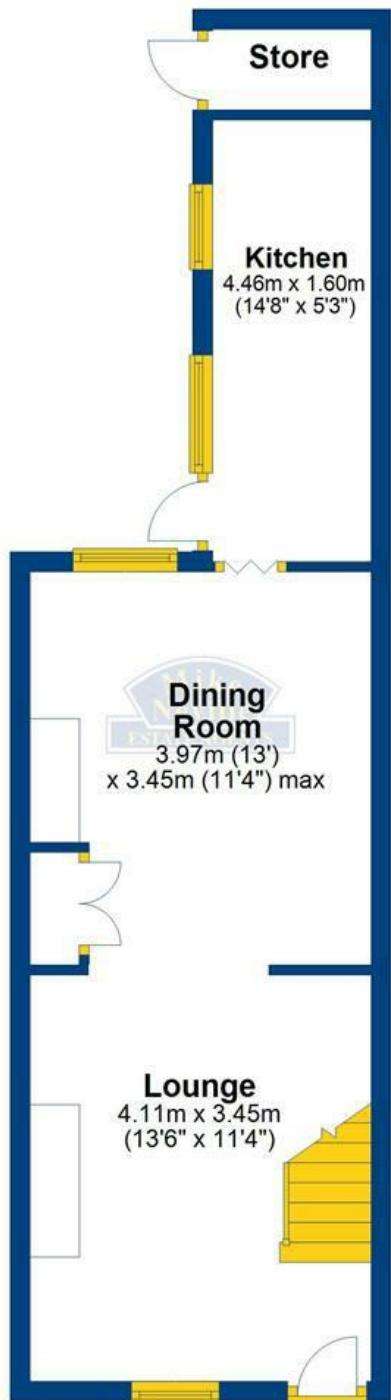
Situated in the sought after village of Irchester is this delightful two bedroom terrace property with beautiful countryside walks just a 'stones throw' away. The location is a good one, with all local amenities within walking distance and Wellingborough Station being a comfortable drive, providing a straightforward commute to London. The property is presented in good order throughout and boasts both modern kitchen & shower room suites, lounge, dining room and rear yard and garden. This property is a must see and an early viewing is essential to avoid disappointment. No onward chain. Ideal first time buy or buy to let purchase.

- No Onward Chain
- Village Location
- Short Drive To Wellingborough Station
- Countryside Walks On Your Doorstop
- All Local Amenities Within Walking Distance
  - Ideal Buy To Let Investment
  - Ideal First Time Purchase
  - Two Double Bedrooms
  - Rear Yard and Rear Garden
  - Energy Efficiency Rating - C69



## Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 72.2 sq. metres (776.8 sq. feet)

## **Location**

The property is found opposite the turning into Alexander Court and is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## **Council Tax Band**

A

## **Energy Rating**

Energy Efficiency Rating - C69

Certificate number - 5012-2107-1002-0223-3802

## **Accommodation**

### **Ground Floor**

#### **Lounge**

13'6" x 11'4" (4.11m x 3.45m)

Gas and elec meters. Stairs to first floor.  
Opening through to dining room.

#### **Dining Room**

13'0" x 11'4" (3.97m x 3.45m)

Maximum measurement.

#### **Kitchen**

14'8" x 5'3" (4.46m x 1.60m)

Fitted electric oven and gas hob.  
Space and plumbing for appliances.

## **First Floor**

### **Landing**

Access to insulated loft space.

### **Bedroom 1**

12'11" x 8'2" (3.94m x 2.50m)

Minimum measurement, plus recess.

### **Bedroom 2**

13'1" x 8'5" (3.98m x 2.57m)

Maximum measurement.

### **Shower Room / WC**

12'4" x 5'4" (3.75m x 1.62m)

Minimum measurement, plus door recess, plus cupboard housing gas fired Ideal Logic boiler, having been regularly serviced.

## **Outside**

### **Front**

Front forecourt.

### **Rear**

#### **Rear Yard**

Fully enclosed.

Gate to right of way and gate to rear garden.

Right of way for neighbouring properties, out onto Station Road, past number 1.

### **Store**

Power and light connected.

### **Rear Garden**

Fully enclosed.

### **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 client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### **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).

### **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.

### **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.







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