



24 Riverside Close | Little Irchester | NN8 2FD



Matthew
Nicholas



£90,000

A rarely available shared ownership two bedroom house enjoying a quiet position within a cul-de-sac with easy access on foot to the country park. The property boasts a gas fired radiator heating system, PVCu sealed unit double glazing and has been well looked after by the current owner. The house comprises of a hallway, guest wc, sitting/dining and a fitted kitchen. Two bedrooms and a white fitted bathroom are situated on the first floor. An enclosed garden and allocated parking are also provided. 40% share with rent payable on the remaining share retained by the Housing Association for which a buyer will need to be approved.

- Two double bedrooms
- Allocated parking
- Close to amenities
- Shared ownership
- Starter home
- Viewing advised

Part glazed composite door leading into the

Entrance Hall

Radiator, thermostat, coving, under stairs cupboard, doors to all ground floor rooms.

Kitchen

7'4" x 10'5" (2.24 x 3.19)

Fitted with a range of base and eye level units finished in wood effect with black granite effect worksurfaces above, inset one and half bowl drainer with stainless steel mixer tap above, low level oven with gas hob above, space for dishwasher, space for washing machine, space for fridge freezer, tiling to splash areas, radiator, gas fired boiler, window to front.

Guest WC

Two piece suite comprising of low level WC and hand wash basin in white, tiling to splash area, radiator, coving, expelair.

Sitting Room

14'1" x 11'10" (4.30 x 3.61)

Window to rear, radiator, TV point, coving, composite door to rear garden.

First Floor Landing

Loft access hatch, cupboard, coving, doors to all first floor rooms.

Bedroom One

14'3" x 9'4" (4.36 x 2.86)

Windows to rear, radiator, coving.

Bedroom Two

14'6" x 9'7" (4.43 x 2.93)

Windows to front, radiator.

Family Bathroom

6'3" x 8'0" (1.92 x 2.46)

Three piece suite comprising of low level WC, hand wash basin, bath finished in white, electric shower over bath with glass screen, tiling to splash areas, radiator, shelving, vanity light, expelair.

Outside

The property is approached via a block paved path with a slabbed path leading to the front door, the remainder of the frontage is laid to shingle. The property also comes with one allocated parking space which is situated at the end of the row of properties.

Rear Garden

Immediately abutting the rear of the property is slabbed patio area, the remainder of the garden is laid to artificial turf and a small raised decked area, garden shed, pedestrian gate allowing access to side and front of property, the whole is enclosed with timber fencing to all sides.

Lease Information

The property is sold on the basis of a 40% share.

Lease Term - 125 years from 1st January 2010

Lease start date - 1st January 2010

Rent for remaining 60% share - £231.95 (per month)

Current Service Charge - £6.23 service charge, £11.31 insurance premium, £20.06 management charge (per month)





Further Information



Approx Gross Internal Area
73 sq m / 791 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft

First Floor
Approx 37 sq m / 400 sq ft

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.



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 791.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	88
(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	

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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