



9 Evelyn Way | Irchester | NN29 7AP



Matthew
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Offers In The Region Of £220,000

A well presented and refurbished modern, yet established, three bedroomed terraced property with driveway and low maintenance garden, backing onto open fields, including a useful summer house/home office. The property boasts a gas-fired radiator heating system, PVCu double glazing and a high standard of re-fitted kitchen and bathroom fixtures. Considered an ideal first time purchase or investment, the property briefly comprises of an entrance hall, open plan living, dining, kitchen, first floor landing, three bedrooms and a bathroom. Viewing is advised.

- Three bedroom family house
- Driveway and further parking/car port
- Refitted kitchen and bathroom
- Backs onto open fields
- Summerhouse/office in garden
- No onward chain

PVCu entrance door with inset glazing leading from the front into the

Hall

Coving, panelled door with chrome furniture to the

Sitting Room

12'9" x 14'10" (3.89m x 4.53m)

Window to the front, radiator, TV point and telephone point, laminate wood flooring, opening through to the kitchen/breakfast area.

Kitchen/Breakfast Area

12'11" x 11'6" (3.94m x 3.52m)

Refitted with a range of grey gloss finished, base and eye-level units with wood block effect, rolled edge work surfaces above, inset one and half bowl single drainer, resin sink with telescopic mixer tap above, ceramic hob with eye-level single oven to the side and integrated microwave above, integrated washing machine, space for freestanding condensing tumble dryer, concealed wall-mounted central heating boiler, tiled splash areas, breakfast bar style seating area, space for freestanding fridge/freezer, laminate wood flooring, window and French style doors opening out to the rear garden, feature down-lighters, further panelled door with chrome furniture leading through to the staircase and first floor landing.

Landing

Panelled doors with chrome furniture to most principal first floor rooms, loft access hatch with pull-down loft ladder to boarded roof space, currently used as a hobby area, with power and light connected and Velux style skylight to the rear.

Bedroom One

12'10" x 8'9" (3.93m x 2.69)

Window to the rear, radiator.

Bedroom Two

6'5" x 10'8" (1.98m x 3.26m)

Window to the front, radiator.

Bedroom Three

5'11" x 7'9" (1.81m x 2.37m)

Window to the front, radiator.

Bathroom

Refitted with a three piece suite, including bath with shower over, vanity wash hand basin with feature mixer tap, concealed cistern WC, contemporary towel warmer, tiled splash areas, down-lights, expelair.

Outside

The front garden is laid to block paving and provides off-road parking for one vehicle, fenced on either side, exterior light.

Rear Garden

Immediately abutting the rear of the property is a timber veranda style area, laid to decking with mono pitched roof and lighting, the remainder of the garden is laid to a combination of paving and gravel and enclosed by fencing to either side, access may be gained to the summer house/home office.

To the far end of the garden is a further gravelled and paved hard-standing area which leads back to the edge of the terrace, to a further area of tandem parking for several vehicles with timber carport, the garden backs onto open countryside.

Summerhouse

9'4" x 9'3" (2.87m x 2.84m)

Power and light connected, with glazed door and two windows, door through to the

Summerhouse (Secondary Area)

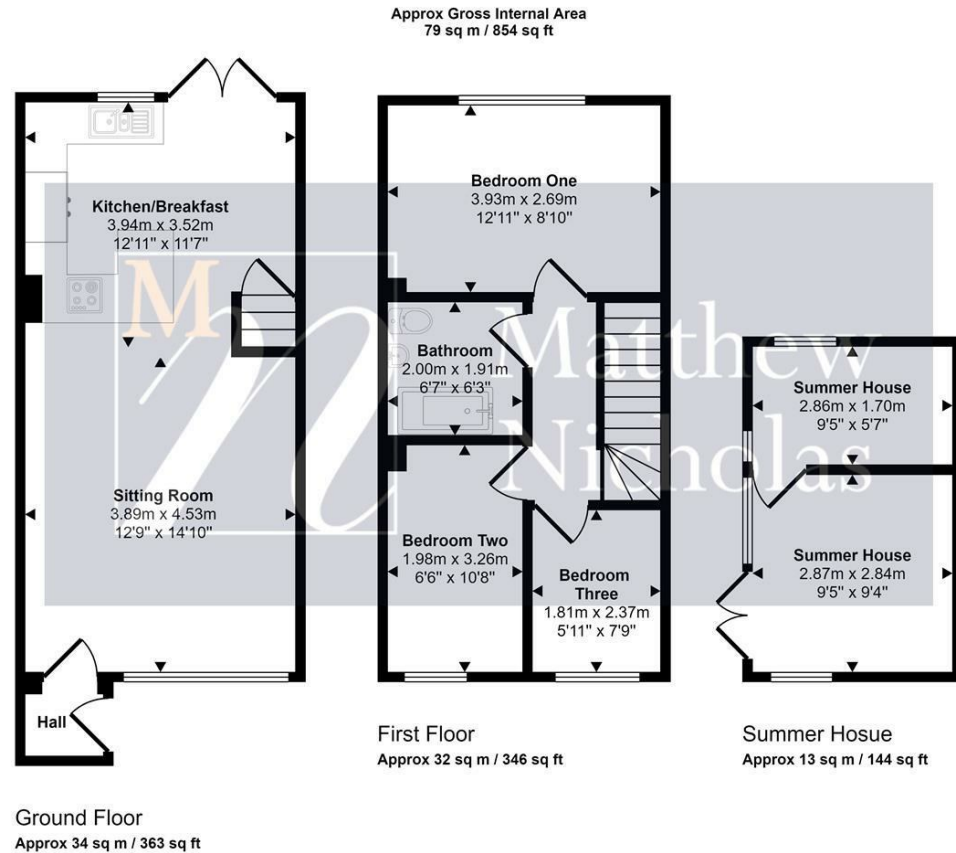
9'4" x 5'6" (2.86m x 1.70m)

Power and light connected, window.





Further Information



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: 854.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	70
(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	
70	
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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