

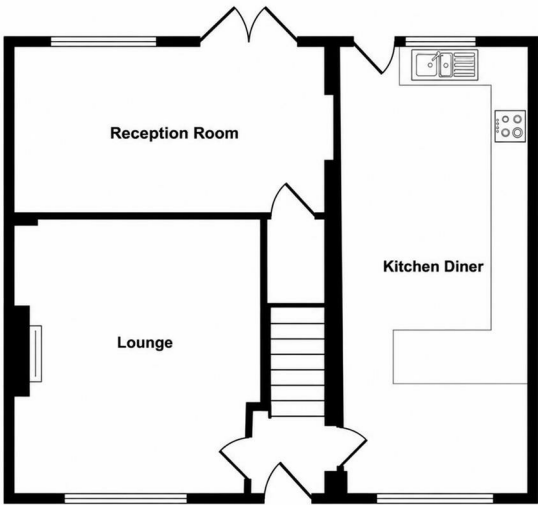


**OUTSIDE**  
**FRONT GARDEN**  
Paved front garden with off road parking for 3x vehicles & partial lawned area

**REAR GARDEN**  
Large rear garden, partially slab tiles, laid lawn areas & artificial grass, mixture of trees and shrubs, useful outbuildings for storage, pond & outhouse at rear

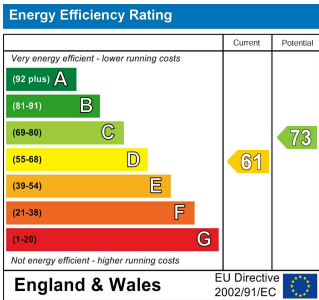


**SERVICES / ADDITIONAL INFORMATION**  
Main drainage, water, gas & electrics connected. Users will need to test.



**Ground Floor**  
Not to scale. For illustrative purposes only.

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# 7 Gray Street, Irchester, Wellingborough, NN29 7DS



**For auction £180,000**

**\*\* FOR SALE BY LIVESTREAM AUCTION ON 12TH NOVEMBER AT 11AM\*\***  
**GUIDE PRICE RANGE: £180,000 - £200,000**  
**VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE**

A substantial four-bedroom family home extending to approximately 1,420 sq ft, offering generous and versatile accommodation across two floors. The property comprises two reception rooms, a large kitchen/diner, four well-proportioned bedrooms including a principal bedroom with en-suite, together with a separate first-floor shower room. The property benefits from off-road parking, an enclosed rear garden and detached outbuilding, providing excellent space both internally and externally. Requiring a programme of modernisation and refurbishment, the property offers significant scope for a purchaser to enhance and add value.

Situated within the popular village of Irchester, close to local amenities, schools, countryside walks and transport links, the property should appeal to families, owner-occupiers, investors and developers seeking a sizeable home with strong improvement potential.

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 0333 358 2245 F: 01604 232627  
<http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk>

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# 7 Gray Street, Irchester, Wellingborough, NN29 7DS

ACCOMMODATION

GROUND FLOOR

FRONT LOUNGE

12'6 x 14'3  
UPVC double glazed windows to front aspect, long double paneled radiator, wooden flooring, chimney breast & blocked fireplace



KITCHEN / LIVING AREA

9x 23'9  
UPVC double glazed windows to front and rear aspects, dining area at front, partially tiled, wall & base level kitchen units, gas cooker hob with extractor fan, built in oven / grill, integrated washing machine & dryer



RECEPTION AREA / DINING

15'7 x 8'10  
Seating area with plug sockets for tv & door access to rear garden



FIRST FLOOR

BEDROOM ONE

9 x 15'9  
Double bedroom with recessed ceiling height, double glazed window to rear aspect overlooking garden & door to en-suite



EN-SUITE

9 x 7'9  
Features double glazed window to front aspect, bathtub, low level WC, built in hand wash basin with storage, heated towel rail & built in standing shower.



BEDROOM TWO

9'10 x 11'4  
Large double bedroom with carpet flooring, double glazed UPVC windows to front aspect & radiator



BEDROOM THREE

8'3 x 12'1  
Double bedroom with UPVC double glazed window to rear aspect, carpet flooring, radiator & cupboard for storage



BEDROOM FOUR

6'7 x 9'1  
Smaller single bedroom with UPVC double glazed window to rear aspect, carpet flooring & radiator



SHOWER ROOM

5'7 x 5'4  
UPVC double glazed window to front aspect, standing shower, hand wash basin with storage & low level WC

For further information on viewing call 0333 358 2245