

# CHARLES ORLEBAR

Estate Agents & Auctioneers



9 High Street, Irthlingborough, Northamptonshire, NN9 5TE

Offers In Excess Of £210,000









# 9 High Street

Irthlingborough, NN9 5TE

- 3 Bedrooms
- Lounge/diner
- Garden to front
- Ideal location for commuting, shops and countryside
- Bathroom
- Kitchen
- Small courtyard to rear (possible to park a small car/motorbike)
- No chain

Positioned in the heart of Irthlingborough High Street, this charming three-bedroom end-terrace cottage is rich in character and perfectly placed for both convenience and countryside living.

The property showcases a wealth of period features throughout, including deep-set windows, exposed stone walls and characterful beams, all of which combine to create a warm and inviting home with a real sense of history. As an end-terrace, it benefits from additional natural light and a feeling of space rarely found in similar properties.

Accommodation is arranged over two floors and offers flexible living, ideal for families, professionals or those seeking a character home with everyday practicality.

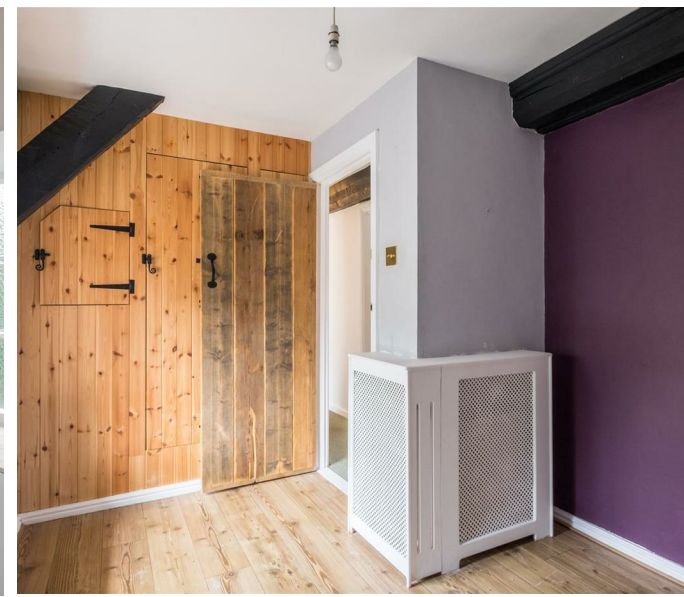
The location is a real highlight. Shops, cafés and local amenities are quite literally on the doorstep, making day-to-day life exceptionally convenient. For commuters, Wellingborough Train Station is approximately 4 miles away, providing direct rail links to London St Pancras in under an hour. For those who enjoy the outdoors, the property is within walking distance of a nearby nature reserve, offering beautiful countryside walks and green open space right on hand.

This is a rare opportunity to acquire a characterful cottage in a central yet well-connected location, blending period charm with modern-day convenience.



Kitchen	16'3" x 7'9" (4.95 x 2.35 (2.36))
Lounge/Diner	16'3" x 11'11" (4.95 x 3.64 (3.63))
Landing	
Bedroom 1	10'10" (10'9") x 8'0" max (3.29 (3.28) x 2.43 (2.44) max)
Bedroom 2	9'11" x 7'11" (3.02 x 2.42 (2.41))
Bedroom 3	7'11" x 6'9" (2.42 (2.41) x 2.07 (2.06))
Bathroom	
Gardens	











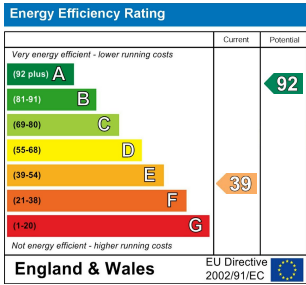
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: B

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.