



54 Springfield Road, Oundle, PE8 4LT

 **NEWTON FALLOWELL**



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Key Features

- Ideal for first time buyers and investors
- Three bedroom semi-detached
- Quiet cul-de-sac
- Two double bedrooms and a single bedroom
- Two piece bathroom and separate WC
- Enclosed rear garden
- EPC Rating - D
- Freehold

£179,950





****IDEAL FOR FIRST TIME BUYERS AND INVESTORS**** Three bedroom semi detached property situated in within a quiet cul-de-sac in the desirable market town of Oundle, close to the Town Centre. The property requires some updating but with the right vision could make a fantastic home.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor. To one side of the entrance hall is a light & airy living room with a patio door leading to the rear garden. To the other side is the kitchen with a wealth of units and two storage cupboards and a two piece bathroom with a separate WC. To the first floor, the landing connects two double bedrooms and a single bedroom.

Outside to the front, gated access leads to the front garden with an inset footpath leading down the side of the property. The rear garden benefits from a patio seating area with steps leading to a lawn and mature borders.



Entrance hall 2.45m x 1.66m (8'0" x 5'5")

Bathroom 2.08m x 1.55m (6'10" x 5'1")

WC 1.57m x 0.73m (5'2" x 2'5")

Living room 4.84m x 3.02m (15'11" x 9'11")

Kitchen 3.61m x 3.17m (11'10" x 10'5")

Landing 2.35m x 1.78m (7'8" x 5'10")

Bedroom one 4.83m x 2.82m (15'10" x 9'4")

Bedroom two 4.43m x 2.38m (14'6" x 7'10")

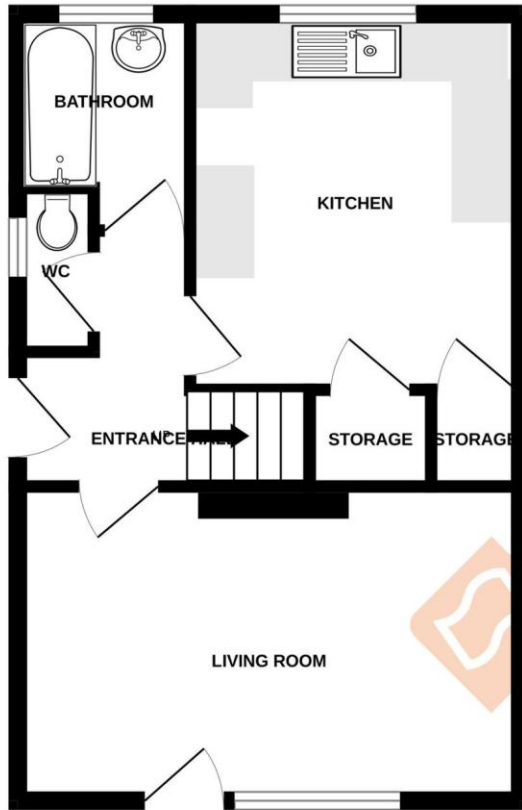
Bedroom three 2.55m x 2.37m (8'5" x 7'10")

Agent Note 0.00m x 0.00m (0'0" x 0'0")

The vendor already has searches in which they are happy to sell on. Please ask agent for more information.



GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: East Northamptonshire Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.