









welcome to

Cromer Road, Finedon

Offered for sale is this two bedroom detached bungalow located in the heart of Finedon. The property includes a modern kitchen and shower room, double glazing, central heating and a newly installed boiler. The property further benefits from "maintenance free" gardens to the front and rear.













Entered Via:

Glazed door with window at sides:

Entrance Hall

Radiator, loft access, airing cupboard with central heating boiler.

Lounge

20' x 10' 8" (6.10m x 3.25m)

Double glazed window to front and side, radiator, feature fireplace and surround.

Kitchen

9' 9" x 8' 8" (2.97m x 2.64m)

Fitted base and eye level units with work surface over, stainless steel sink and drainer unit, space for white goods, radiator, tiled surrounds, double glazed window to front, double glazed door to side.

Bedroom One

11' 10" x 11' (3.61m x 3.35m)

Double glazed window to rear, radiator.

Bedroom Two/ Dining Room

11' 10" x 8' 10" (3.61m x 2.69m)
Double glazed patio door to "lean-to" /utility, radiator.

Utility Room

11' 6" x 6' 4" (3.51m x 1.93m) Window and door to rear garden.

Shower Room

Wash hand basin with vanity unit, large shower cubicle, radiator, double glazed window to side.

w c

Low level WC, wash hand basin, double glazed window to side.

Outside Front Garden

Fence enclosed to comprise of an ornamental pond surrounded by artificial "lawn".

Rear Garden

Fence enclosed to side and rear, patio and artificial "lawn"

Parking

Long driveway to the side of the property with off road parking for a number of cars leading to a single garage with an up and over door.





welcome to

Cromer Road, Finedon

- A two bedroom detached bungalow
- Plenty of off road parking and a single garage
- A useful "lean to"/utility room
- Modern kitchen and bathroom
- Handily placed for local shops and amenities

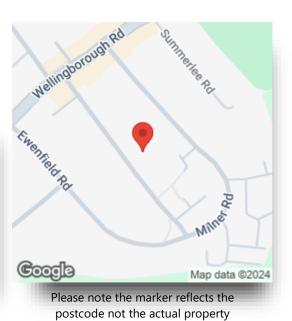
Tenure: Freehold EPC Rating: D

£250,000









view this property online williamhbrown.co.uk/Property/WBR113372



Property Ref: WBR113372 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.