







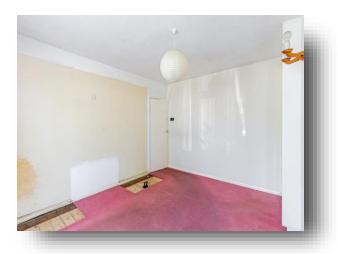


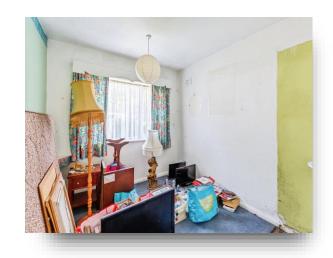
welcome to

Burton Road, Finedon

Offered with no chain and in need of modernisation is this established two bedroom bay fronted semi detached bungalow. Benefitting from two generous bedrooms and living accommodation, double glazing, radiator central heating, off road parking and secluded rear garden. Early viewing is recommended.













Storm Porch

Double glazed patio door to side.

Entrance Hall

Frosted door to side with matching side panels, gas and electric storage cupboard, hatch to loft room with ladder.

Cloakroom

Frosted double glazed window to side, low level WC, tiled splash backs.

Lounge

13' 5" x 11' 4" (4.09m x 3.45m)

Double glazed patio door to rear, radiator, feature fireplace.

Kitchen

10' 11" x 9' 8" (3.33m x 2.95m)

Two double glazed windows to side. Kitchen comprising single drainer stainless steel steel sink unit inset to work surface, base and wall storage cupboards, plumbing for washing machine, tiled splash backs, radiator, built-in larder with double glazed window to side.

Rear Lobby

Double glazed window to side, window to rear.

Conservatory

9' 3" x 9' 1" (2.82m x 2.77m)

Double glazed door and window to rear, wood laminate flooring.

Bedroom One

15' 7" into bay x 11' 4" (4.75m into bay x 3.45m) Double glazed bay window to front, radiator, built-in wardrobes.

Bedroom Two

 $10' \ 3" \ x \ 8' \ 10" \ (3.12m \ x \ 2.69m \)$ Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to side. Panelled bath with shower over, wall mounted wash hand basin, built-in airing cupboard, tiled splash backs.

Outside Rear Garden

Enclosed, mainly paved patio, garden shed, gated side pedestrian access.





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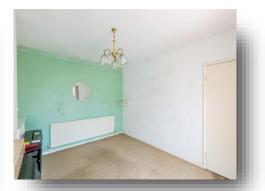
- Established two bedroom semi detached bungalow
- Village location
- Double glazing and radiator heating
- Off road parking and secluded rear garden
- Development opportunity

Tenure: Freehold EPC Rating: Awaited

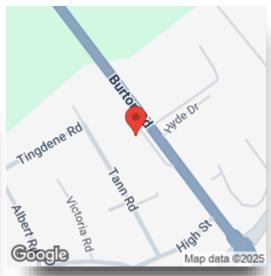
Council Tax Band: B

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113642



Property Ref: WBR113642 - 0004 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 guidance 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.





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