



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Oxford Street Finedon NN9 5HA Freehold Price £220,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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27 Sheep Street Wellingborough
Northants NN8 1BS
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Situated at the end of a cul de sac and offered with no upward chain is this established bay fronted two bed roomed semi detached bungalow featuring off road parking for two cars however is in need of refurbishment and redecoration. Further benefits include gas radiator central heating, uPVC double glazing and offers a conservatory addition and fields to the rear. The accommodation briefly comprises porch, entrance hall, lounge, kitchen/breakfast room, conservatory, two bedrooms, shower room, separate W.C, front and rear gardens and a driveway.

Enter via double front doors, to:

Porch

Quarry tiled flooring, glazed door with side screens, to:

Entrance Hall

Meter cupboards, radiator, loft hatch with ladder to loft with power and light connected, window to rear, fully boarded, doors to:

Living Room

15' 7" max. into bay x 11' 4" into chimney breast recess (4.75m x 3.45m)

Bay window to front aspect, wall mounted gas fire with feature surround, radiator, coving to ceiling, T.V. point.

Kitchen/Breakfast Room

11' 9" x 9' 9" (3.58m x 2.97m)(This measurement includes area occupied by kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, gas cooker space and point with extractor over, built-in fridge and separate built-in freezer, plumbing for washing, double radiator, T.V. aerial point, window to both side aspects, door to:

Conservatory

10' 1" max. x 7' 4" (3.07m x 2.24m)

Of brick/uPVC construction with perspex roof, storage cupboard, wall mounted electric heater, power points, wall light points.

Bedroom One

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

Window to rear aspect, radiator, fitted double wardrobe with drawers and storage lockers to chimney breast recess.

Bedroom Two

10' 4" x 9' 0" (3.15m x 2.74m)

Window to front aspect, radiator, fitted wardrobes with sliding doors and storage lockers over.

Shower Room

Fitted to comprise vanity sink with cupboard under, double shower cubicle with chrome shower over, shower cubicle with waterproof panelling, window to side aspect, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems with shelving under.

Separate W.C.

Comprising low flush W.C., window to side aspect, tiled splash backs.

Outside

Front - Mainly gravelled with border stocked with various bushes and shrubs, block paved driveway providing off road parking for up to two cars.

Rear - Concrete patio with borders stocked with a wide selection of flowers and shrubs, main lawn, in need of some cultivation, wooden shed, gated side pedestrian access, water tap, garden is enclosed by wooden and metal fencing, enjoys a private aspect from the rear and backs onto fields..

Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,744 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

