

# Finedon Road Irthlingborough

# richard james

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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.



## Finedon Road Irthlingborough NN9 5TZ

### Freehold Price £210,000

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.

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**A mature two/three bed roomed end of terraced property situated on one of Irthlingborough's most popular residential locations with excellent access to nearby schools for all ages and High Street shops featuring a 20ft x 16ft garage/workshop with off road parking for one car. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen, refitted four piece first floor bathroom and offers separate reception rooms, character fireplaces and a private rear garden. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility room, down stairs shower room, home office, landing, two bedrooms, bathroom, front and rear gardens, wooden garage/workshop, off road parking for one car and further communal parking bays to the front.**

Enter via part glazed front door to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, tiled flooring, doors to:

**Dining Room**

11' 0" x 10' 7" (3.35m x 3.23m)

Window to front aspect, tiled fireplace, radiator, cupboard to chimney breast recesses, telephone point.

**Lounge**

12' 0" x 11' 2" (3.66m x 3.4m)

Window to rear aspect, tiled flooring, under stairs storage cupboard, cupboard to chimney breast recess, radiator, door to:

**Kitchen**

10' 0" x 6' 9" (3.05m x 2.06m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise 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, plumbing for washing machine, window and door to side aspect, tiled flooring, chrome towel rail, through to:

**Utility Room**

10' 0" x 4' 2" (3.05m x 1.27m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise base level units providing work surfaces, tiled splash backs, fridge/freezer space, spotlights to ceiling, door to:

**Downstairs Shower Room**

Fitted to comprise low flush W.C., wall mounted wash hand basin, shower cubicle, chrome towel rail, tiled splash backs, tiled flooring, window to side aspect.

**Home Office / Bedroom Three**

7' 1" x 5' 8" (2.16m x 1.73m)

Window to rear and side aspects, radiator.

**First Floor Landing**

Loft access with ladder, storage cupboard, doors to:

**Bedroom One**

14' 0" x 11' 0" (4.27m x 3.35m)

Two windows to front aspect, radiator, character fireplace, fitted double wardrobes.

**Bedroom Two**

12' 0" x 8' 8" (3.66m x 2.64m)

Window to rear aspect, character fireplace, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, radiator.

**Bathroom**

9' 9" x 6' 9" (2.97m x 2.06m)

Refitted to comprise low flush W.C., pedestal wash hand basin, bidet, panelled bath, tiled splash backs, radiator, window to rear aspect, tiled flooring, chrome towel rail, fitted shelving.

**Outside**

Front - Stocked with bushes and shrubs enclosed by picket fence and brick walling.

Rear - Paved yard area, enclosed by wooden panelled fencing, shared side pedestrian access, gate to paved area providing off road parking for one car, leading to:

Garage/Workshop - Measuring 20' 8" depth x 16' 1". Of wooden construction with remote control roller door, currently partitioned, power and light connected.

Further gate to rear garden, mainly paved with border, raised pond, artificial lawn, brick summerhouse, enclosed by wooden panelled fencing and brick walling, shared pedestrian access to side and rear.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band B (£1,806 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](http://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.**

