

Irthlingborough Road Finedon

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Irthlingborough Road Finedon NN9 5EH
Freehold Price £200,000

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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 surveyors 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.

Offered with no upward chain is this well presented and spacious bay fronted two bedroomed end of terraced property featuring a 19ft refitted kitchen/breakfast room with integrated appliances, a 26ft lounge/dining room and 50ft rear garden. Further benefits include uPVC double glazing, gas radiator central heating, refitted bathroom and offers two double bedrooms. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen/breakfast room, cloakroom, two bedrooms, bathroom, front and rear gardens.

Enter via part-glazed front door to:

Porch

Laminate flooring, door to:

Inner Hallway

Stairs rising to first floor landing, laminate flooring, radiator, door to:

Lounge/Dining Room

25' 11" into bay x 11' 6" (7.9m x 3.51m)

Lounge Area

Bay window to front aspect, radiator, feature fireplace, laminate flooring, coving to ceiling, to:

Dining Area

Window to rear aspect, radiator, laminate flooring, coving to ceiling, door to:

Kitchen/Breakfast Room

19' 8" x 7' 7" (5.99m x 2.31m)(This measurement includes the area provided by the kitchen units)

Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in oven, induction hob, extractor, microwave and warming drawer, plumbing for dishwasher, plumbing for washing machine, wall mounted gas boiler serving domestic hot water and central heating systems, under stairs storage cupboard, radiator, wine rack, pull out storage, concealed bin storage, spotlights to ceiling, two windows and door to side aspect.

Cloakroom

Refitted to comprise low flush W.C., vanity sink with cupboard under, chrome towel rail, tiled flooring, window to rear aspect.

First Floor Landing

Loft access, storage cupboard, doors to:

Bedroom One

14' 7" x 10' 9" (4.44m x 3.28m)

Two windows to front aspect, radiator.

Bedroom Two

11' 3" x 8' 6" (3.43m x 2.59m)

Window to rear aspect, radiator.

Bathroom

10' 8" x 7' 7" (3.25m x 2.31m)

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, chrome towel rail, loft access, extractor, window to rear aspect.

Outside

Front - Paved with border stocked with bushes, enclosed by low brick walling.

Rear - Paved patio, main lawn, border stocked with flowers, further circular patio, various fruit trees, gated pedestrian access to rear, enclosed by wooden panelled fencing. Garden measures in excess of 50ft in length.

Material Information The property Tenure is Freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,669 per annum. Charges for enter year).

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.

