

Tann Road Finedon

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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.

Tann Road Finedon NN9 5JA
Freehold Price £249,995

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
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A very well presented extended and tastefully upgraded two bedroomed semi detached bungalow situated in the popular town of Finedon featuring a 21ft refitted kitchen/dining room with integrated stainless steel appliances and off road parking for two cars. Further benefits include uPVC double glazing, gas radiator central heating with replacement boiler in 2024, refitted shower room, and offers a low maintenance landscaped rear garden and off road parking for two cars. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms, shower room, loft room, rear garden and a driveway.

Entry via composite part-glazed front door with side screens through to

Entrance Hall
Vinyl flooring, radiator, loft room access with ladder, doors to:

Lounge
13' 5" x 11' 5" (4.09m x 3.48m)
French door with side screens to side aspect, soild fuel fireplace with raised hearth and wooden mantel, radiator, coving to ceiling.

Kitchen/Dining Room
21' 6" x 9' 9" (6.55m x 2.97m)
Refitted to comprise stainless steel sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in appliances comprising double oven, four ring gas hob, extractor fan over, slimline dishwasher, bin storage, pan drawers, concealed cutlery drawers, American fridge/freezer space, plumbing for washing machine, windows to both sides, radiator, vinyl flooring, spotlights to ceiling, French door to rear aspect, further window to side aspect, radiator.

Bedroom One
15' 9" into bay x 11' 4" (4.8m x 3.45m)
Bay window to front aspect, radiator, coving to ceiling.

Bedroom Two
10' 4" x 8' 1" (3.15m x 2.46m)
Window to front aspect, radiator, coving to ceiling

Shower Room
Refitted two piece suite comprising vanity sink, double shower cubicle with chrome shower, tiled splash backs, window to side aspect, heated towel rail/radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating system and shelving, vinyl flooring.

Separate W.C.
Refitted to comprise low flush W.C, radiator, window to side aspect, tiled splash backs, tiled floor.

Loft Room
12' 2" x 13' 3" (3.71m x 4.04m)
Some limited head room, radiator, window to rear aspect, power and light connected.

Outside
Front – Block paved providing off-road parking for two cars, outside power point, further block paved pathway leading to front door, gated side pedestrian access through to:

Rear Garden - Comprising extended paved patio, further gravelled area with block paved pathway, borders stocked with various selection of bushes and shrubs, wooden potting shed, outside power point, enclosed by wooden panel fencing.

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 (£1,132 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.

