



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.

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.

Tann Road, Finedon NN9 5JA
Freehold Price 'Offers in excess of' £215,000

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



Offered with no upward chain is this established bay fronted two bedroomed semi detached dormer bungalow situated in a popular location of similar properties with features to include a utility room extension to the rear, a historic loft conversion to provide bedroom two, off road parking for one car and low maintenance gardens. Further benefits include gas radiator central heating, uPVC double glazing, refitted wet room and offers two double bedrooms and a 19ft lounge. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, utility room, two bedrooms, wet room, separate W.C., front and rear gardens and a driveway.

Entry via glazed door with side screens through to:

Entrance Hall

Radiator, meter cupboards, doors through to:

Lounge

19' 4" x 15' 7" max into bay (5.89m x 4.75m)
Bay window to front aspect, further window to front, two radiators, wall mounted gas fire with brick effect surround and raised hearth, coving to ceiling, tv point, door to staircase rising to bedroom two.

Kitchen/Breakfast Room

11' 8" x 9' 9" (3.56m x 2.97m)
Fitted 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, tiled splash backs, window to side aspect, cooker space, extractor over, radiator, further window to other side, built-in fridge, coving to ceiling, glazed door through to:

Utility Room

8' 6" x 6' 4" (2.59m x 1.93m)
Fitted to comprise stainless steel single drainer sink unit with cupboard under, further eye and base level units with work surfaces, tiled splash backs, windows to rear and side aspect, further door to side aspect, tiled floor, plumbing for washing machine, fridge/freezer space, radiator.

Bedroom One

11' 5" x 10' 8" (3.48m x 3.25m)
Window to rear aspect, radiator, built-in wardrobes with sliding doors and storage lockers over, further storage cupboard to chimney breast recess.

Wet Room

Refitted to comprise pedestal hand wash basin, fitted shower screen, wall mounted shower unit, tiled splash backs, fully tiled walls, moulded floor, window to side aspect, airing cupboard housing water cylinder with shelving over, wall mounted electric Dimplex heater.

Separate W.C.

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

Bedroom Two

12' 7" x 10' 8" max (3.84m x 3.25m)
Windows to front and rear aspect, radiator, eaves storage, display alcove, fitted cupboard.

Outside

Front - Of low maintenance design, mainly gravelled, raised border stocked with shrubs and flowers, concrete/gravel driveway providing off-road parking for one car.

Rear - Comprising paved patio with gravelled border, further raised border stocked with bushes and shrubs, garden is mainly blocked paved with further raised borders and flower beds, wooden shed, gated side pedestrian access, garden is enclosed by mainly wooden panelled 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 (£1,828 per annum. Charges for 2025/2026).

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.

