



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.



**Irthlingborough Road, Finedon NN9 5EJ**  
**Freehold Price 'Offers in excess of' £155,000**

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



**Offered with no upward chain and requiring some refurbishment and redecoration is this two/three bedroomed bay fronted mid terraced property situated in the popular town of Finedon with benefits to include uPVC double glazing, gas radiator central heating and offers separate reception rooms and a generous sized rear garden. The accommodation briefly comprises porch, lounge, dining room, kitchen, lean to, inner lobby, down stairs bathroom, two/three bedrooms, front and rear gardens.**

Entry via glazed front door with side screens through to:

#### **Porch**

Further part glazed door through to:

#### **Lounge**

12' 4" max into bay x 12' 1" into chimney breast recess (3.76m x 3.68m)

Bay window to front aspect, radiator, dado rail, gas fire with feature surround and raised hearth, telephone point, through to:

#### **Dining Room**

12' 1" into chimney breast recess x 11' 3" (3.68m x 3.43m)

Under stairs storage cupboard, window to rear aspect, dado rail, stairs rising to first floor landing, door through to:

#### **Kitchen**

9' 3" x 6' 2" (2.82m x 1.88m)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, integrated oven, gas hob and extractor over, tiled floor, radiator, window and door to side aspect leading to:

#### **Lean To**

9' 4" x 4' 4" (2.84m x 1.32m)

uPVC construction, water tap, door to garden.

#### **Inner Lobby**

Plumbing for washing machine and storage area with shelving, tiled floor, sliding door through to:

#### **Downstairs Bathroom**

Comprising pedestal hand wash basin, low flush W.C, panelled bath with shower over, tiled splash backs, radiator, window to rear aspect, extractor fan, tiled floor.

#### **First Floor Landing**

Loft access, doors to:

#### **Bedroom One**

12' 1" x 10' 2" (3.68m x 3.1m)

Two windows to front aspect, radiator, coving to ceiling, telephone point.

#### **Bedroom Two**

12' 1" x 14' 1" max (3.68m x 4.29m)

Radiator, window to rear aspect, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, coving to ceiling, door through to:

#### **Bedroom Three/Study**

9' 4" x 6' 2" (2.84m x 1.88m)

Window to rear aspect, radiator.

#### **Outside**

Front - Blocked paved with raised bed laid with slate chippings and bushes enclosed by dwarf walling.

Rear - Block paved yard area with gate through to shared rear pedestrian access, further gate through to rear garden.

Rear Garden - Mainly gravelled with central pathway, stocked with various bushes and shrubs and mature tree, dividing trellis, garden is enclosed by wooden panelled fencing with workshop with power connected.

Workshop measuring 11ft x 9ft with power connected

#### **Material Information**

The tenure of this property is freehold.

#### **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 A (£1,623 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](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.**

