



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 £230,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN9 1BS
01933 224400

Irlingborough Office
28 High Street Irlingborough
Northants NN9 5TN
01933 651010

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



A modern and well presented three/four bedoomed mid terraced property situated in the popular town of Finedon featuring a garage conversion providing a separate dining room or bedroom four and a generous sized brick/uPVC conservatory to the rear. Further benefits include gas radiator central heating, uPVC double glazing, refitted shower room and offers off road parking for one car and a recently landscaped low maintenance rear garden. The accommodation briefly comprises porch, lounge, kitchen, conservatory, dining room/bedroom four, first floor landing, three further bedrooms, shower room, front and rear gardens and a driveway.

Entry via part-glazed through to:

Porch

Radiator, coving to ceiling, cloaks cupboard, door through to:

Lounge

19' 3" max x 13' 2" max (5.87m x 4.01m)

Window to front aspect, two radiators, coving to ceiling, stairs rising to first floor landing, coving to ceiling, folding doors through to:

Kitchen

8' 0" x 6' 11" (2.44m x 2.11m)

Fitted to comprise single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, integrated stainless steel oven, four ring gas hob, built in microwave, window to rear aspect, radiator, plumbing for washing machine, space for dishwasher.

Dining Room/Bedroom Four

15' 3" x 7' 9" (4.65m x 2.36m)

French doors to rear aspect, wall mounted gas boiler serving domestic hot water and central heating systems, vinyl flooring.

Conservatory

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

Off brick and uPVC construction with Perspex roof, radiator, power connected, French door to rear garden.

First Floor Landing

Loft access, doors to:

Bedroom One

10' 6" x 9' 8" (3.2m x 2.95m)

Window to front aspect, radiator, vinyl flooring, built-in wardrobe and cupboard.

Bedroom Two

12' 9" x 7' 4" (3.89m x 2.24m)

Window to front aspect, radiator, eaves storage.



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.

