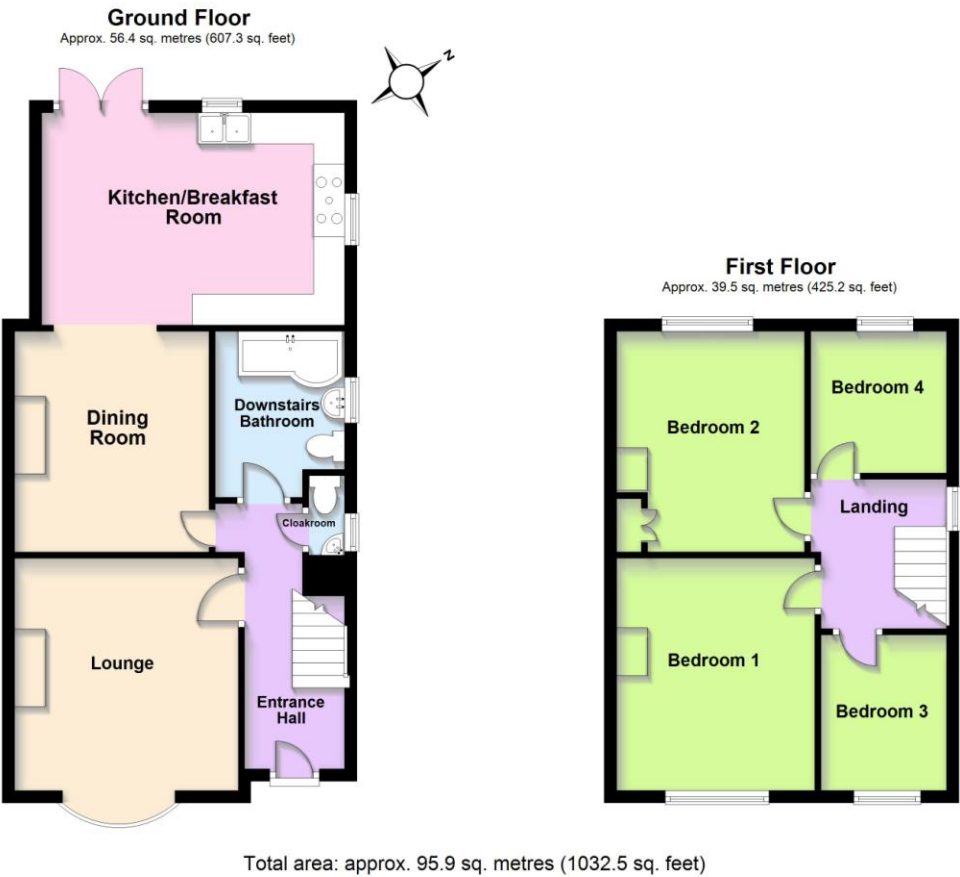


# Hayden Avenue Finedon

richard james

www.richardjames.net



Hayden Avenue Finedon NN9 5ES  
Freehold Price 'Offers in Excess Of' £270,000

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 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.

**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 mature bay fronted and extended four bedroomed semi detached property situated within the popular town of Finedon featuring a spacious single storey extension to the rear to provide a 16ft x 11ft kitchen/breakfast room, a 75ft rear garden and off road parking for two cars. Further benefits include gas radiator central heating, uPVC double glazing, modern kitchen and bathroom and offers a pre-fabricated single garage/workshop. The accommodation briefly comprises entrance hall, cloakroom, lounge, sitting room, kitchen/breakfast room, down stairs bathroom, four bedrooms, front and rear gardens, garage /workshop and a driveway.**

Entry via part glazed front door with side screens to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, under stairs storage cupboard, doors to:

**Cloakroom**

Fitted to comprise low flush W.C., wall mounted corner wash hand basin, window to side aspect, chrome towel rail.

**Lounge**

14' 5" max. into bay x 12' 0" (4.39m x 3.66m)

Bay window to front aspect, solid fuel feature fireplace with wooden surround and raised hearth, radiator, picture rail.

**Sitting Room**

12' 0" x 10' 5" (3.66m x 3.18m)

Radiator, laminate flooring, picture rail, tiled feature fireplace with wooden surround, through to:

**Kitchen/Dining Room**

16' 2" x 11' 3" (4.93m x 3.43m)

Fitted to comprise ceramic double bowl sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, windows to rear and side aspects, French door to rear, wall mounted gas boiler serving domestic hot water and central heating systems, radiator, laminate flooring, plumbing for washing machine, space for tumble dryer, dishwasher and fridge/freezer, larder cupboard.

**Downstairs Bathroom**

Fitted to comprise low flush W.C., pedestal wash hand basin, 'P' shape bath with chrome shower over, tiled splash backs, window to side aspect.

**First Floor Landing**

Window to side aspect, loft access, doors to:

**Bedroom One**

12' 4" x 10' 5" (3.76m x 3.18m)

Window to front aspect, radiator, picture rail.

**Bedroom Two**

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

Window to rear aspect, radiator, fitted cupboard to chimney breast recess.

**Bedroom Three**

8' 4" x 6' 9" (2.54m x 2.06m)

Window to front aspect, radiator, picture rail.

**Bedroom Four**

7' 4" x 7' 3" (2.24m x 2.21m)

Window to rear aspect, radiator.

**Outside**

Front - Stocked with bushes enclosed by low brick walling, concrete driveway providing off road parking for two cars.

Rear - Raised wooden deck with balustrade, steps down to main lawn with border stocked with various bushes, wooden and metal sheds, side gated pedestrian access with water tap, enclosed by wooden panelled fencing and wire mesh. Garden measures approx. 75ft in length.

Pre- fabricated single garage/workshop with double doors, power and light connected.

**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 C (£2089.82 per annum. Charges for 2025/26).

**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.**

