

# Tann Road Finedon

richard james

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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 'Offers in excess of' £200,000

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 established bay fronted two bedroomed semi detached dormer bungalow situated on a corner plot with vehicular access to the rear providing off road parking for one car and an oversized garage measuring 11’ 8 x 20’ 7. Further benefits include uPVC double glazing, gas radiator central heating and offers a well presented garden enjoying a high degree of privacy and a generous sized loft room. The accommodation briefly comprises porch, entrance hall, lounge, kitchen/breakfast room, rear lobby, sun room, two bedrooms, bathroom, separate W.C., loft room, front and rear gardens, oversized single garage and a driveway.

- Porch**  
Entry via part glazed front door with side screen through to:

**Entrance Hall**  
Static ladder to loft room, radiator, doors to:

**Lounge**  
15' 6" max into bay x 11' 3" into chimney breast recess (4.72m x 3.43m) (Currently used as a bedroom)  
Bay window to front aspect, radiator, wall mounted gas fire with feature surround.

**Kitchen/Breakfast Room**  
11' 9" x 10' 0" (3.58m x 3.05m)  
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, gas cooker space and point, extractor hood over, wall mounted gas boiler serving domestic hot water and central heating systems, windows to both side of aspects, radiator, plumbing for washing machine, laminate flooring, dado rail.

**Rear Lobby**  
Glazed door to side aspect, storage cupboard housing freezer and tumble dryer, further part glazed door through to:

**Sun Room**  
11' 6" x 9' 6" (3.51m x 2.9m)  
Of timber construction, radiator, windows to rear and side aspect.

**Bedroom One**  
13' 4" x 11' 5" max (4.06m x 3.48m)  
Window to rear aspect, radiator, built-in double cupboard, obscure window from lounge providing borrowed light.

**Bedroom Two**  
10' 3" x 9' 0" (3.12m x 2.74m)  
Window to front aspect, radiator.
- Bathroom**  
Comprising panelled bath with tiled splash backs and shower over, vanity sink with cupboard under, radiator, window to side aspect, cupboard housing water cylinder with shelving over.

**Separate W.C.**  
Comprising low flush W.C, window to side aspect.

**Loft Room**  
13' 9" x 12' 4" max including stairwell(4.19m x 3.76m)  
Window to rear aspect, double cupboard with sliding doors, some limited head room.

**Outside**  
Front and Side - Mainly lawn with borders stocked with a variety of flowers and bushes enclosed by low brick walling,  
  
Rear - Main lawn with borders also with a wide selection of flowers and bushes, enclosed by wooden panelled fencing, side gated pedestrian access, wooden pergola, metal shed, further gate to the rear through to driveway providing off road parking for one car, leading to:  
  
Oversized Garage - Of brick and block construction via wooden double doors measuring 11' 8" in width by 20' 7" in depth, window to side aspect, power and light 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 B (£1,829 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.**

