

# Obelisk Road Finedon

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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.

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.

Obelisk Road, Finedon, NN9 5DW  
Freehold Price £220,000

**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 to a high standard throughout is this very well presented mature three bedroomed bay fronted mid-terraced property featuring a 25ft lounge/dining room, three good sized bedrooms and a landscaped 80ft rear garden. Further benefits include a refitted kitchen with integrated appliances, refitted four piece downstairs bathroom, upstairs WC, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, downstairs bathroom, first floor landing, WC, three bedrooms, front and rear gardens.

Enter via part-glazed front door through to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, tiled flooring, doors to:

**Lounge/Dining Room**

21' 13" x 21' 16" (6.73m x 6.81m)

**Lounge Area** - Bay window to front aspect, radiator, TV point, telephone point, feature fireplace with log burner space, coving to ceiling, wooden flooring, opening through to

**Dining Area** - Window to rear aspect, radiator, wooden flooring, coving to ceiling, understairs storage with tiled flooring and light, opening to:

**Kitchen**

12' 3" x 7' 3" (3.73m x 2.21m)

Refitted to comprise composite one and half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, built-in appliances comprising stainless steel double oven, microwave, four ring gas hob, extractor hood over, plumbing for dishwasher, fridge/freezer space, cupboard housing combination boiler serving domestic hot water and central heating systems, window to side aspect, part glazed door to side aspect, coving to ceiling, spotlights, tiled flooring, doors to:

**Downstairs Bathroom**

13' 1" x 7' 4" (3.99m x 2.24m)

Refitted to comprise low flush W.C with tiled splash back, vanity sink unit with tiled splash back, panelled bath with side taps and tiled splash backs, double shower cubical with tiled walls, base level unit with plumbing for washing machine, heated towel rail, three windows to side aspect, extractor, spotlights, tiled flooring.

**First Floor Landing**

Storage cupboard with light and loft access, coving to ceiling, doors to:

**Bedroom One**

15' 7" x 11' 4" (4.75m x 3.45m)

Two windows to front aspect, two radiators.

**Bedroom Two**

12' 0" x 10' 1" (3.66m x 3.07m)

Window to rear aspect, radiator, spotlights.

**Bedroom Three**

9' 1" x 7' 3" (2.77m x 2.21m)

Window to rear aspect, radiator.

**Separate W.C.**

Refitted to comprise low flush W.C, wall mounted wash basin, radiator, extractor, vinyl flooring.

**Outside**

**Front** - Mainly bark, enclosed by low level brick walling.

**Rear** - Gated side pedestrian access, small wooden bar with laminate flooring, raised and extended paved patio area, mainly artificial grass with border stocked with shrubs and bark, further garden stocked with trees, shrubs and shed space, outside tap, power, enclosed by wooden paneled fencing, garden measures approximately 80ft in length.

Material Information The tenure of this property is freehold.

**Energy Performance Rating**

This property has an energy rating of F. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band A (£1,567 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.**

