

Millers Close, Finedon

richard james

www.richardjames.net



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.

Millers Close, Finedon NN9 5DU
Freehold Price 'Offers in excess of' £190,000

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



Situated in a no through road is this deceptively spacious bay fronted two bedroomed mid terraced property featuring a 25ft kitchen/breakfast room, a 13ft first floor bathroom and a 110ft rear garden. Further benefits include gas radiator central heating, uPVC double glazing and a modern kitchen and bathroom. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen/breakfast room, two bedrooms, bathroom, front and rear gardens.

Enter via front door with side screen to:

Entrance Porch

Quarry tiled floor, glazed door to:

Hallway

Stairs rising to first floor landing, dado rail, doors to:

Lounge/Dining Room

27' 3" max into bay x 12' 9" narrowing to 9' 8" (8.31m x 3.89m)

Lounge Area - Window to rear aspect, feature fire place, under stairs storage cupboard, T.V. point, double radiator, through to:

Dining Area - Bay window to front aspect, double radiator, coving to ceiling.

Kitchen/Breakfast Room

25' 7" x 7' 5" (7.8m x 2.26m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, tiled splash backs, pelemet lighting, gas cooker point, extractor, fridge/freezer space, telephone point, plumbing for washing machine, dish washer space, tumble dryer space, window to side aspect, part glazed door to side aspect, French door to rear aspect, tiled floor, spot lights to ceiling, floor standing gas boiler serving domestic hot water and central heating systems, radiator.

First Floor Landing

Loft access, dado rail, doors to:

Bedroom One

12' 8" x 11' 0" to include wardrobes (3.86m x 3.35m)

Two windows to front aspect, three double built in wardrobes, coving to ceiling, radiator.

Bedroom Two

13' 11" x 11' 2" max (4.24m x 3.4m)

Window to rear aspect, three built in wardrobes, coving to ceiling, radiator.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, extractor, window to side and rear aspects, radiator, half height wooden panelling, airing cupboard housing water cylinder and shelving.

Outside

Front - Small forecourt garden enclosed by low brick walling.

Rear - Gated rear pedestrian access, decked area with steps up to paved patio, outside tap, main lawn with borders stocked with a wide selection of flowers, shrubs and bushes, further paved patio, wooden shed, enclosed by wooden panelled fencing. Garden measures approximately 110 ft in length.

Material Information

The tenure of this property is freehold

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,990 per annum. Charges for 2026/2027).

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

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.

