



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.



Oxford Street Finedon NN9 5EZ
Freehold Price 'Offers In Excess Of' £240,000

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 surveyor's 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 extended three bedroomed semi detached dormer bungalow situated in a cul de sac within the popular town of Finedon. The property features a rear dining room extension, loft conversion to provide the third bedroom and a wider than average plot. Benefits include uPVC double glazing, gas radiator central heating and offers a 72ft mature rear garden and off road parking for three cars. Please note the property requires some updating and redecoration. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, lean -to, two bedrooms, wet room, first floor landing, further bedroom, rear garden and a driveway.

Entry via uPVC front door with side screens through to:

Entrance Hall

Meter cupboards, coving to ceiling, two radiators, under stairs storage cupboard, stairs rising to bedroom three, doors to:

Lounge/Dining Room

28' 7" x 11' 3" narrowing to 9' 0" (8.71m x 3.43m)

Lounge Area - Wall mounted electric fire, radiator, coving to ceiling, through to:

Dining Area - Radiator, French door with side screens to rear aspect, coving to ceiling.

Kitchen/Breakfast Room

11' 8" max x 9' 9" (3.56m x 2.97m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base level units providing work surfaces and tiled splash back, gas cooker space, wall mounted gas boiler serving domestic hot water and central heating systems, window to side aspect, fridge/freezer space, radiator, breakfast bar, coving to ceiling, part glazed uPVC door to rear aspect through to:

Lean-To

9' 2" x 6' 7" (2.79m x 2.01m)

Door to garden, glass roof, power connected, plumbing for washing machine.

Bedroom One

10' 4" x 8' 9" (3.15m x 2.67m)

Window to front aspect, radiator.

Bedroom Two

11' 3" x 9' 5" max into bay (3.43m x 2.87m)

Bay window to front aspect, radiator, coving to ceiling.

Wet Room

Fitted to comprise low flush W.C., pedestal wash hand basin, wall mounted shower, window to side aspect, storage cupboard, moulded floor.

First Floor Landing

Window to front aspect, door through to:

Bedroom Three

12' 4" max x 11' 3" (3.76m x 3.43m)

Window to rear aspect, radiator, door to eaves storage.

Outside

Front - Concrete driveway providing off road parking for approx three vehicles.

Rear - Garden comprises paved patio, generous sized main lawn, borders stocked with a wide selection of bushes, shrubs, raised wooden deck, garden is enclosed by mainly wooden panelled fencing, gated side pedestrian access, outside water tap, garden measures approx 72ft max in depth.

Material Information The tenure of this property is freehold.

Energy Performance Rating

This property has an energy rating of TBC. 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 enter year).

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.

