



**5 High Street, Finedon
Northamptonshire NN9 5JN
Price £275,000 Freehold**

Mike Neville Estate Agents are delighted to market for sale this three bedroom mid terrace period cottage, with plenty of character throughout and is well situated in the heart of Finedon, within the Conservation Area and designated as a building of Townscape Merit - an ideal purchase for someone looking for a project. The property comprises entrance hall, two good size reception rooms, kitchen/dining room with access to the rear garden. To the first floor there are three good size bedrooms with a family bathroom. Outside there is large rear garden with single garage and parking, with access via a driveway to the rear of the property.

*TENURE - FREEHOLD

*COUNCIL TAX BAND - C

- Ideal Project Purchase
- Character Property
- Prime Finedon Location
- Energy Efficient Rating - E43
- Three Bedrooms
- Private Rear Access
- Close links to A6 And Other Surrounding Areas
- Spacious Reception Rooms
- Versatile Barn/Potential Conversation
- Over 1700sqft



Location

In the heart of Finedon. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - E

Certificate number - 5035-7424-9400-0733-9296

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

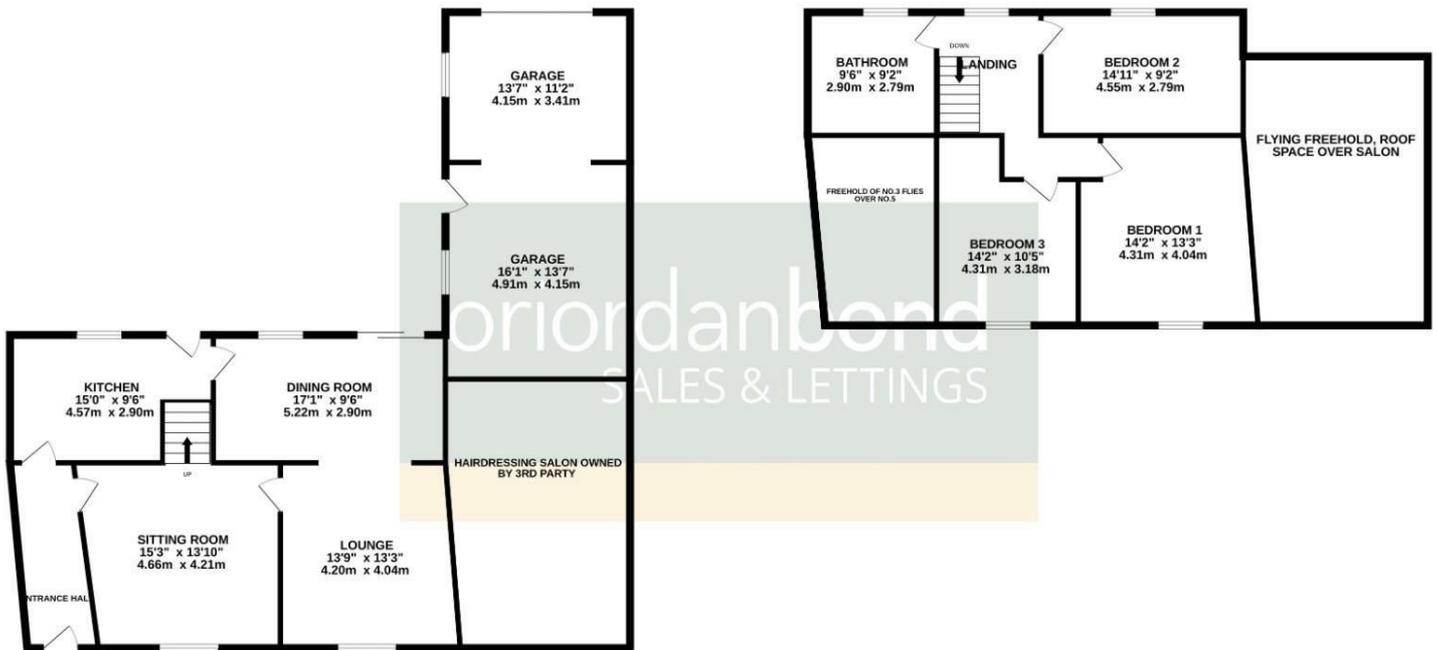
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.

1ST FLOOR
1011 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2395 sq.ft. (222.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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