HARWOODS
Chartered Surveyors & Estate Agents

123 Wellingborough Road, Finedon
Northants NN9 5LG

£200,000 Freehold

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A good sized character 3 bedroom mid terrace traditional Victorian house situated within the well served small town of Finedon and available with no onward chain. The property has a number of period features including high ceilings, some original sash windows, original panelled front door, original floor tiles, some remaining bedroom fireplaces and original ceiling coving to the sitting room.

The accommodation includes an enclosed porch, hall with tiled floor, living room with bay window, dining room with alcove cupboards, kitchen, spacious landing, three bedrooms (two doubles and a single) and a large bathroom with both bath and shower. The house has good outside space with a deep front garden with Magnolia tree and a 16m (52 feet) approximate length rear garden that enjoys a south-easterly aspect. There is a useful detached barn/workshop and a further garden store.

The property is in need of some updating but does have partial UPVC double-glazing and gas radiator central heating. It would be an ideal purchase for any buyer wanting to buy and improve a lovely older house to add charm and value.

Wellingborough Railway Station within a short drive with London St Pancras in around fifty five minutes.

Early viewing is recommended as we expect this property to sell quickly.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Enclosed Porch
Part glazed outer door and original period part-glazed inner front door opening to hall.

Entrance Hall
Original tile floor, stairs rising to 1st floor and pine panelled doors off to sitting room and dining room.

Living Room
11'3" plus bay x 12'3" (3.43m plus bay x 3.73m)
Radiator, original ceiling coving and sash bay window to the front. Please note that the woodburner is decorative only as it is not in working condition and the chimney would also require a flue liner.

Dining Room
12'6" x 11'8" (3.81m x 3.56m)
Pine alcove cupboards with shelving over. Radiator, gas fire with mantle surround, picture rail, UPVC double-glazed window to the rear and pine panelled door to kitchen.

Kitchen
10'7" x 8'1" (3.23m x 2.46m)
1.5 bowl sink, base cupboards, wall cupboards and work-surface areas. Gas hb, electric oven, plumbing for washing machine, under-stairs storage, shelved arched recess, UPVC double-glazed window to the side and stable-style door to the side.

First Floor Landing
Dado rail, loft access, picture rail and pine panelled doors off to:

Bedroom 1
12'8" x 11'9" (3.86m x 3.58m)
Natural exposed wood floor, radiator, dado rail, picture rail, ceiling coving, original fireplace and UPVC dounle-glazed window to the rear.

Bedroom 2
11'3" x 11'3" (3.43m x 3.43m)
Radiator, original fireplace, ceiling coving and two sash windows to the front.

Bedroom 3
7'11" x 7'5" (2.41m x 2.26m)
Sash window to the front.

Bathroom
11'4" x 10'5" (3.45m x 3.18m)
With free standing bath, pedestal washbasin, high-flush WC and shower enclosure. Radiator, dado rail, extractor fan, storage cupboard and sash window to the side.

Front Garden
Front stone boundary wall, path to front door, paved surfaces and feature Magnolia tree. Shared side passage giving access on foot to the rear garden.

Rear Garden
The rear garden is a generous size and enjoys a sunny south-easterly aspect. Attached store, old outside WC and detached brick storage barn/workshop (sizes as below).

Attached Store
7'8" x 6'1" (2.34m x 1.85m)

Detached Storage Barn/Workshop
11'6" x 7'10" (3.51m x 2.39m)

Council Tax Band
North Northamptonshire Council. Council Tax Band B.

Referral Fees
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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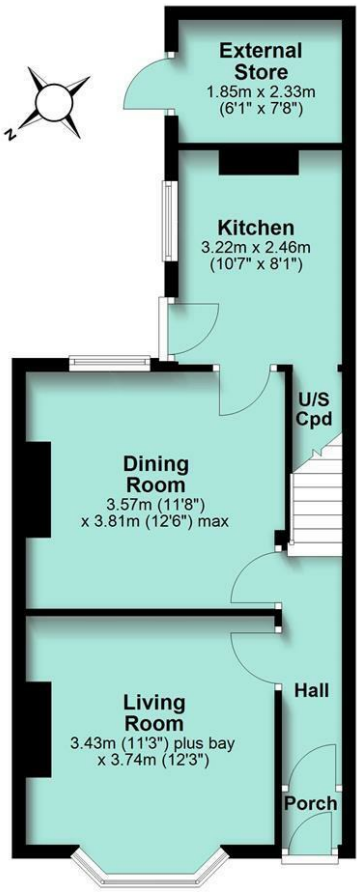
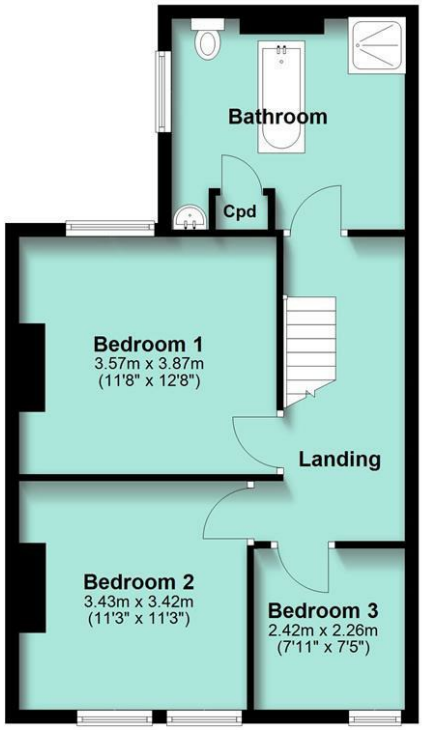
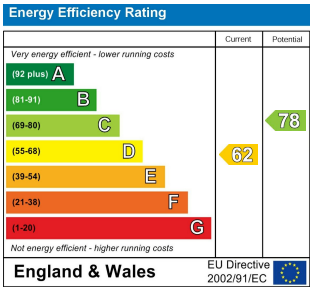
Ground Floor

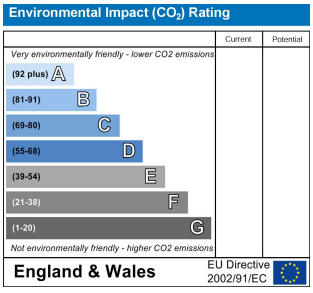


First Floor



This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.





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