



7 Wentworth Road, Finedon, NN9 5DN

£200,000

**SPACIOUS TWO BEDROOM PROPERTY IN FINEDON !**

This charming two bedroom terraced property is offered to the market in excellent condition throughout and features two double bedrooms, kitchen/diner, conservatory, and a superb rear garden. Upon entering, you are greeted with an entrance hall that leads to light and airy lounge, that features an under stairs cupboard, and access through to the kitchen diner. The kitchen is newly fitted and features an array of gloss wall and base units. Additionally there is space for a dining table, however this property also has the benefit of a conservatory to the rear, which can also be used as a formal dining area. Upstairs you will find two very well proportioned bedrooms with the main featuring a walk in wardrobe. The family bathroom is a four-piece, featuring bath tub, and separate shower enclosure. Externally this property boasts a brilliant rear garden that is mainly laid to lawn, but also benefits from a lovely patio at the rear, perfect to sit out on on those summer evenings! Additionally there is shared side access for bins. Please contact Hawksbys now to avoid missing out on this gem!

Council Tax Band - A  
EPC - D



Lounge  
13'10" x 16'0"

Kitchen/Dining Room  
9'10" x 16'0"

Conservatory  
10'4" x 7'4"

Bedroom 1  
12'1" x 13'0" max

Bedroom 2  
11'8" x 8'9"

Bathroom  
8'5" x 6'11"



Tenure: Freehold  
Council Tax Band: A

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.**  
Life Assurance usually required.

**AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.**

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

