

for sale

**£190,000** Freehold



## Burton Road Finedon Wellingborough NN9 5HX

\*\*\* Property with potential... This bay fronted semi-detached bungalow in need of some cosmetic upgrading has huge potential in our valuer's opinion. With two bedrooms, two reception rooms, kitchen plus possible utility and separate bath and cloakroom this property could make an excellent home. \*\*\*

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Entrance Hall

Door to side elevation, loft hatch and radiator.

## Lounge 13' 5" x 11' 4" ( 4.09m x 3.45m )

Double glazed patio doors leading onto conservatory, electric fire and surround, and radiator.

## Kitchen 10' 11" x 9' 9" ( 3.33m x 2.97m )

Double and single glazed windows to side elevations and door to outbuilding/possible utility room. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer with tiling to water sensitive areas.

## Conservatory/Lean To 9' 3" x 9' 1" ( 2.82m x 2.77m )

Double glazed door and window to rear elevation.

## Bedroom One 13' 5" x 11' 4" ( 4.09m x 3.45m )

Double glazed bay window to front elevation, fitted wardrobe and radiator.

## Bedroom Two 10' 3" x 8' 10" ( 3.12m x 2.69m )

Double glazed window to front elevation and radiator.

## Bathroom

Double glazed window to side elevation, bath with shower over and wash hand basin with tiling to water sensitive areas.

## Cloakroom

Double glazed window to side elevation. Low level wc with tiling to water sensitive areas.

## Agents Note

The sale of this Property is subject to Grant of Representation. Please seek an update from the Branch with regards to the potential timeframes involved.



To view this property please contact Connells on

**T 01933 312 363**  
**E [rushden@connells.co.uk](mailto:rushden@connells.co.uk)**

66 High Street  
RUSHDEN NN10 0PJ

Property Ref: RDN405802 - 0007

Tenure:Freehold EPC Rating: F

Council Tax Band: B

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)