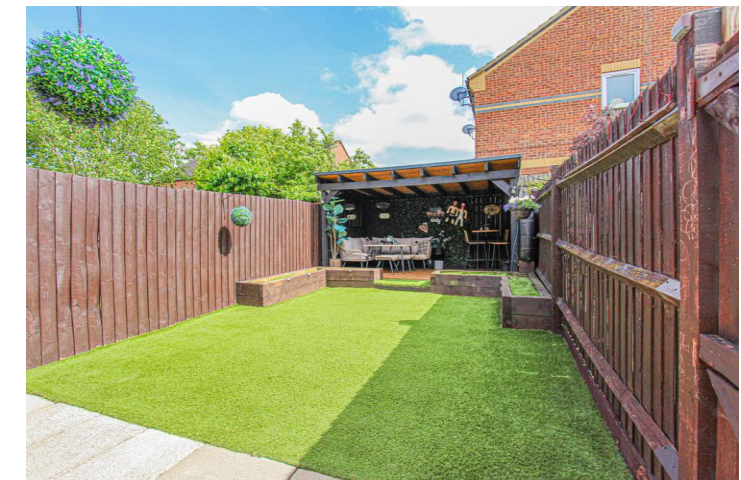
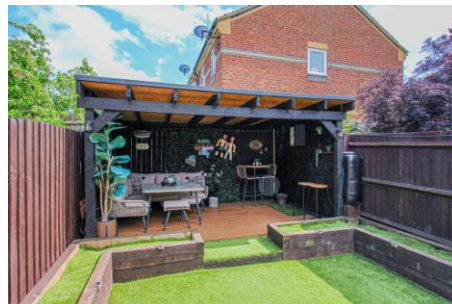




Total area: approx. 1115.0 sq. feet



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.

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 Road Finedon NN9 5JT

Freehold Price 'Offers in excess of' £215,000

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



A deceptively spacious and very well presented three double bed roomed mid terraced property that has been significantly upgraded and refurbished to feature a 16ft modern kitchen, a contemporary refitted luxury bathroom suite with double sink, gas radiator central heating, uPVC double glazing and offers a range of built in wardrobes to the master bedroom and three double bedrooms. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, down stairs bathroom, utility/lean to, three bedrooms, front and rear gardens. A viewing is highly recommended to fully appreciate the superb decorative condition of this property.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, tiled flooring, radiator, feature arch, door to:

Dining Room

11' 10" max x 11' 6" (3.61m x 3.51m)

Window to rear aspect, laminate flooring, to:

Lounge

12' 6" max into bay x 11' 2" (3.81m x 3.4m)

Bay window to front aspect, multi fuel burner, laminate flooring, telephone point, wall light points.

Kitchen/Breakfast Room

16' 3" max. x 7' 5" (4.95m x 2.26m)(This measurement includes the area provided by the kitchen units)

Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, gas cooker space, tiled flooring, extractor, American fridge/freezer space, larder unit, under stairs storage cupboard, spot lights to ceiling, window and part glazed door to side aspect, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, further storage cupboard with tumble dryer space.

Downstairs Bathroom

8' 9" x 7' 2" (2.67m x 2.18m)

Refitted to comprise low flush W.C., slipper style bath with chrome mixer tap, fully tiled walls, tiled floor, window to rear aspect, radiator, double vanity sink unit with cupboards under, spot lights to ceiling, chrome heated towel rail, extractor.

Utility Room

15' 5" max x 5' 8" (4.7m x 1.73m)

Of block/wooden construction, fitted to comprise work surface, single drainer sink unit with cupboards under, tiled flooring, solid roof, glazed door and side screen to rear aspect, plumbing for washing machine, power connected.

First Floor Landing

Loft access, storage cupboard, laminate flooring, doors to:

Bedroom One

14' 7" max including wardrobes x 10' 6" (4.44m x 3.2m)

Two windows to front aspect, laminate flooring, radiator, a range of built-in wardrobes, coving to ceiling.

Bedroom Two

11' 10" x 8' 9" (3.61m x 2.67m)

Window to rear aspect, laminate flooring, radiator, coving to ceiling.

Bedroom Three

11' 7" x 4' 9" (3.53m x 1.45m)

(Currently partitioned), window to rear aspect, radiator, laminate flooring, spot lights to ceiling.

Outside

Front - Mainly gravelled with conifer, enclosed by low brick walling and picket fencing.

Rear - Paved area, outside tap, artificial lawn with raised border, covered BBQ area with wooden deck, shared gated rear pedestrian access, enclosed by wooden panelled fencing.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,922 per annum. Charges for 2026/2027).

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.

