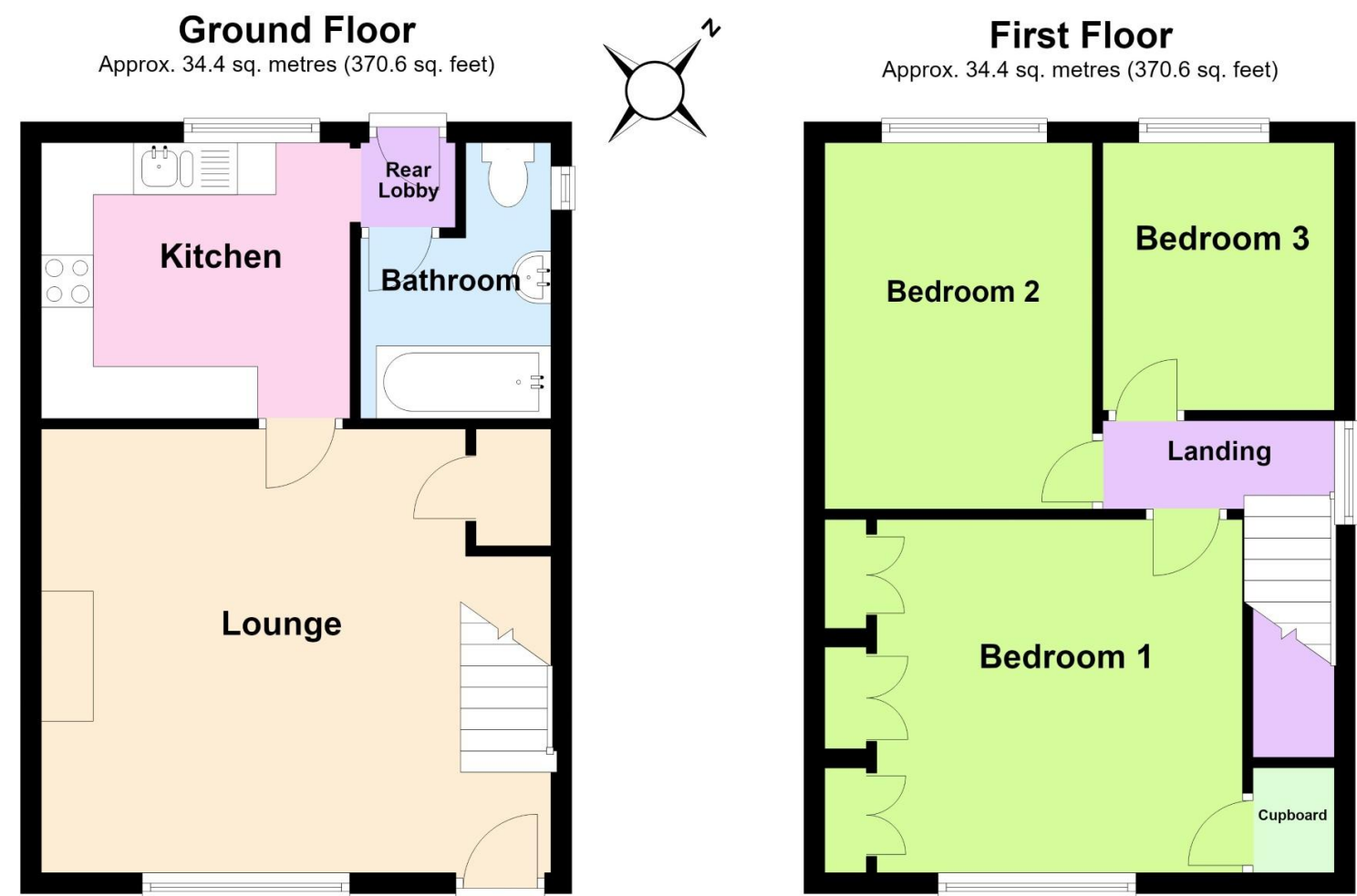


Eastfield Crescent, Finedon

richard james

www.richardjames.net



Eastfield Crescent, Finedon NN9 5DJ
Freehold Price £180,000

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



Welcome to the market with no upward chain and in need of renovation is this mature three bed roomed end terraced property situated in the popular town of Finedon providing excellent access to nearby Wellingborough, Kettering and Rushden Lakes Shopping Centre. Further benefits to include, uPVC double glazing, gas radiator central heating and offers a 90ft rear garden and off road parking for one car. The accommodation briefly comprises entrance hall, lounge, kitchen, down stairs bathroom rear lobby, landing, three bedrooms, front driveway and rear garden.

Entry via part-glazed front door to:

Lounge

16' 1" x 14' 0" (4.9m x 4.27m)

Window to front aspect, solid fuel fire place with feature brick surround, mantel piece, wooden panelled wall, under stairs storage cupboard, radiator, door to:

Kitchen

9' 8" x 8' 8" (2.95m x 2.64m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise stainless steel one and a half bowl sink drainer unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, plumbing for washing machine, fridge/freezer space, , wall mounted combination gas boiler serving domestic hot water and central heating systems, laminate flooring, window to rear aspect, opening to:

Rear Lobby

Door to rear aspect, laminate flooring, door to:

Bathroom

Fitted to comprise low flush W.C, pedestal hand wash basin, tiled splash backs panelled bath with shower attachment and tiled wall, tiled flooring, extractor, window to side aspect.

First Floor Landing

Window to rear aspect, loft access, doors to:

Bedroom One

13' 1" x 11' 7" (3.99m x 3.53m)

Window to front aspect, radiator, built-in wardrobes, separate cupboard with shelving and tv point.

Bedroom Two

8' 7" x 11' 7" (2.62m x 3.53m)

Window to rear aspect, radiator.

Bedroom Three

11' 4" x 8' 5" (3.45m x 2.57m)

Window to rear aspect, radiator, picture rail.

Outside

Front - Blocked paved providing off road parking for one car, side pedestrian access.

Rear - Paved patio area, main lawn has a variety of trees and scrubs, enclosed by wooden panel fencing and side pedestrian access.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band A (£1,648 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.

