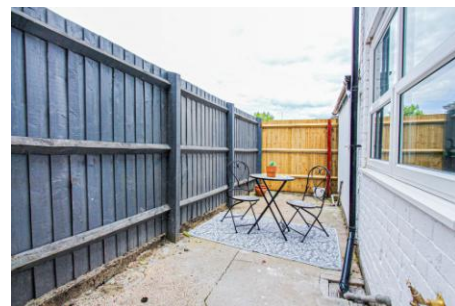




Total area: approx. 78.5 sq. metres (844.8 sq. feet)



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.

Albert Road, Finedon NN9 5JE

Freehold Price 'Offers in excess of' £220,000

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



Recently refurbished throughout with no upward chain, this attractive bay-fronted three-bedroom end-terrace in sought-after Finedon offers stylish, turn-key living.

Extensively upgraded to a high standard, featuring a brand-new kitchen and contemporary micro-cement bathroom, new boiler, updated electrics, new radiators (including cast iron downstairs), replastered walls, new internal doors, gutters, fascias and more.

The bright and airy accommodation includes a 25ft open-plan lounge/dining room with bay window, finished with stylish herringbone LVT flooring. The modern fitted kitchen has integrated appliances and leads to a sleek ground floor bathroom in striking micro-cement.

Upstairs offers three well-proportioned bedrooms. Outside benefits from a low-maintenance forecourt and a generous 48ft rear garden with patio (currently being prepared for seeding).

A beautifully presented home combining period charm with contemporary finishes—ideal for first-time buyers or families.

Entrance Hall

Accessed via a covered porch, leading through a new composite part-glazed front door into a welcoming entrance hall. Stairs rise to the first floor, with a radiator and stylish herringbone LVT flooring, which continues through much of the ground floor. A part-glazed internal door leads to the main living space.

Lounge/Dining Room

25' 2" x 10' 6" (7.67m x 3.2m)

A bright and spacious open-plan dual-aspect reception room, ideal for modern living.

Lounge Area:

Features a bay window to the front aspect, cast iron-style character radiator, TV and telephone points, and an attractive fireplace with tiled hearth. Finished with herringbone LVT flooring.

Dining Area:

Overlooking the rear enclosed yard, with a further feature radiator and continued herringbone flooring. Provides ample space for dining and entertaining, with access through to the kitchen.

Kitchen

11' 6" x 6' 9" (3.51m x 2.06m) (This measurement includes area occupied by the kitchen units)

A newly refitted contemporary kitchen incorporating: One-and-a-half bowl stainless steel sink unit

Range of modern eye and base level units with work surfaces

Integrated oven, four-ring ceramic hob and extractor

Integrated fridge/freezer and dishwasher

Plumbing for washing machine

Under-stairs storage cupboard

Spotlights and tiled flooring

Window and part-glazed door provide access to the side, creating a light and practical layout.

Downstairs Bathroom

A standout feature of the home, this recently refitted bathroom has been finished in a striking micro-cement style, offering a sleek and modern aesthetic.

'P'-shaped bath with shower over

Wall-mounted sink unit with mixer tap

Low-level WC

Heated towel rail

Windows to side and rear aspects

Spotlights to ceiling

First Floor Landing

With loft access and doors to all bedrooms.

Bedroom One

13' 6" x 10' 2" (4.11m x 3.1m)

A generous double bedroom with window to the front aspect and radiator.

Bedroom Two

12' 5" x 8' 1" (3.78m x 2.46m)

A well-proportioned second bedroom overlooking the rear garden, with radiator.

Bedroom Three

11' 6" x 7' 0" (3.51m x 2.13m)

A versatile third bedroom, ideal as a nursery, home office or single bedroom. Includes a cupboard housing the new wall-mounted boiler and additional shelving.

Outside

Front:

Low-maintenance gravel forecourt enclosed by low brick walling.

Rear:

Enclosed garden extending to approximately 48ft, currently being improved to include a paved patio area and lawn preparation, with timber fencing and a garden shed.

Gated rear pedestrian access is provided.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

This property has an energy rating of D. 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.

