



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.

Allen Road Finedon NN9 5EW
Freehold Price 'Offers In Excess Of' £240,000

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 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 very well presented and deceptively spacious three bed roomed mid terraced property situated in the popular town of Finedon with features to include a loft conversion to provide a spacious master bedroom, a rear kitchen extension with bi fold doors opening onto a beautifully presented 86ft landscaped garden. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen with integrated dishwasher, refitted bathroom and offers three double bedrooms, a 27ft lounge/dining room and a 17ft kitchen/breakfast room. The accommodation briefly comprises entrance porch, lounge/dining room, kitchen/breakfast room, first floor - two bedrooms, bathroom, second floor - master bedroom, front and rear gardens.

Entry via composite part glazed front door through to:

Entrance Porch

Radiator, multi-paned door through to:

Lounge/Dining Room

27' 0" x 12' 9" (8.23m x 3.89m)

Dining Area - Bay window to front aspect, radiator, laminate flooring, feature fireplace with tiled hearth.

Lounge Area - Stairs rising to first floor landing, further radiator, laminate flooring, TV point, double doors through to:

Kitchen/Breakfast Room

17' 9" x 10' 5" (5.41m x 3.18m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise Belfast style ceramic sink with cupboard under, a range of eye and base level units providing work surfaces, range cooker space with gas point, extractor over, larder unit housing wall mounted gas boiler serving domestic hot water and central heating system, pan drawers, plumbing for washing machine, fridge/freezer space, tiled floor, radiator, spotlights to ceiling, bi-fold doors to rear aspect leading to garden, integrated dishwasher.

First Floor Landing

Further stairs rising to second floor, radiator, laminate flooring, doors to:

Bedroom Two

14' 4" x 8' 7" max (4.37m x 2.62m)

Window to rear aspect, radiator, laminate flooring.

Bedroom Three

14' 9" x 11' 7" max of 'L' shape design (4.5m x 3.53m)

Window to front aspect, laminate flooring, exposed brick chimney breast.

Bathroom

Refitted to comprise low flush W.C, vanity sink with drawers under, panelled bath with chrome shower over, tiled splash backs, chrome towel rail, tiled floor, spotlights and extractor to ceiling, window to rear aspect.

Second Floor To:

Master Bedroom

14' 8" max x 17' 9" into bay narrowing to 13' 0" (4.47m x 5.41m)

Window to rear aspect, laminate flooring, eaves storage, radiator.

Outside

Front - Mainly gravelled, enclosed by low brick walling.

Rear - Fully landscaped to comprise paved patio with sleeper retainers, steps up to gravelled area, further main lawn with raised wooden deck and mature tree, gravel border, enclosed by wooden panelled fencing, garden measures approx 86ft in length, shared gated access to side.

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 B (£1,922 per annum. Charges for enter year).

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.

