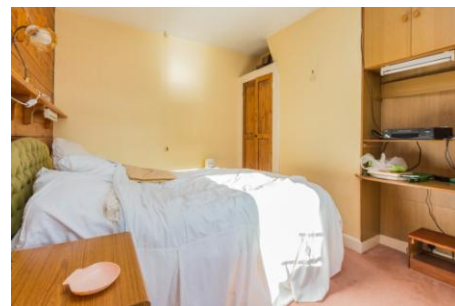
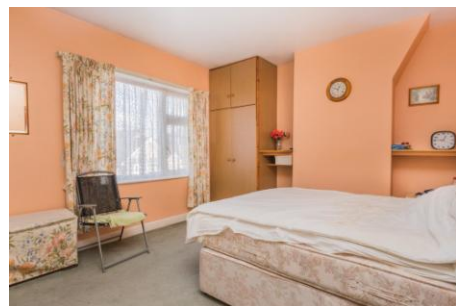




Total area: approx. 97.3 sq. metres (1046.8 sq. feet)



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.

Orchard Road Finedon NN9 5JG Freehold Price £225,000

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



Offered to the market with no upward chain is this mature two bed roomed bay fronted semi detached property in need of some updating and redecoration featuring approx. 1,046 square feet of accommodation with features to include a single garage and off road parking for one car, a 27ft lounge/dining room and two double bedrooms with additional dressing room. Benefits include uPVC double glazing and gas radiator central heating with the accommodation comprising porch, entrance hall, lounge/dining room, kitchen, down stairs shower room, lean-to/utility area, two bedrooms, dressing room, bathroom, front and rear gardens, single garage and off road parking.

Enter via part glazed front door to:

Porch

Enter via further part glazed front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, door to:

Lounge/Dining Room

27' 8" into bay x 11' 7" max. (8.43m x 3.53m)

Lounge Area

Bay window to front aspect, laminate flooring, gas fire with brick surround, glazed cupboard to chimney breast recess, two radiators, T.V. point, to:

Dining Room

Bay window to front aspect, gas fire with brick surround, back boiler serving domestic hot water and central heating, glazed door to:

Kitchen

13' 8" max. x 7' 9" (4.17m x 2.36m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise stainless steel double sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, gas cooker space, fridge/freezer space, under stairs storage cupboard, tiled flooring, window to side aspect, part glazed door to rear aspect to:

'L' Shaped Lean To/Utility Area

19' 1" max. x 10' 4" (5.82m x 3.15m)

Of wooden construction with perspex roof, door to side aspect leading to garden, telephone point, enamel sink, plumbing for washing machine, part tiled flooring, door to:

Shower Room

Comprising low flush W.C., wall mounted wash hand basin, wall mounted shower, tiled splash backs, window to side aspect.

First Floor Landing

Loft access, radiator, doors to:

Bedroom One

14' 9" x 11' 6" (4.5m x 3.51m)

Two windows to front aspect, fitted wardrobe.

Bedroom Two

11' 9" x 9' 3" max. (3.58m x 2.82m)

Window to rear aspect, radiator, fitted cupboard, wardrobe and storage lockers.

Dressing Room

8' 0" x 7' 8" (2.44m x 2.34m)

Window to side aspect, radiator, cupboard housing water cylinder and shelving, door to:

Bathroom

Fitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath with shower attachment, tiled splash backs, shaver point, radiator, window to rear aspect.

Outside

Front - Concrete paved pathway, border stocked with bushes, enclosed with low brick walling, shared gated side pedestrian and vehicular access to off road parking, leading to:

Prefabricated Single Garage - Up and over door.

Rear - Mainly paved with artificial lawn, wooden shed, border stocked with bushes, enclosed by wooden panelled fencing.

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£1,993 per annum. Charges for 2024/2025).

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.

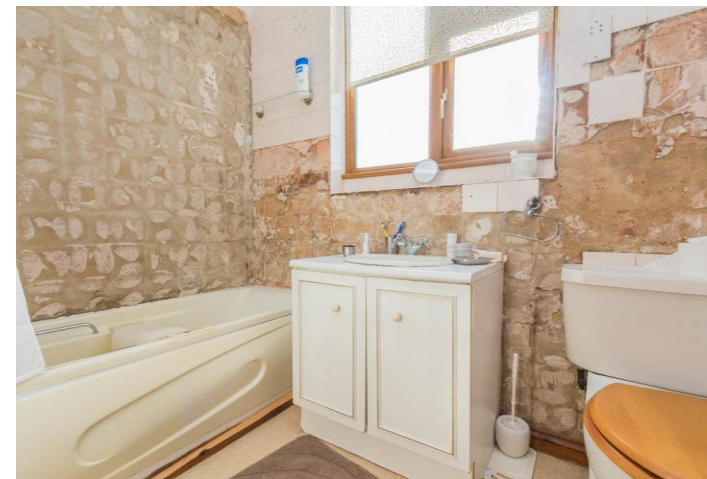
Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

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.

