



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.



Summerlee Road Finedon NN9 5LJ

Freehold Price £180,000

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
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Backing onto a recreational ground and offered to the market with no upward chain is this mature bay fronted three bed roomed end of terraced property benefiting from gas radiator central heating, majority uPVC double glazing and offers a first floor bathroom and a generous sized rear garden however the property would benefit from further refurbishment and redecoration. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom, front and rear gardens and an outbuilding.

Enter via front door to:

Entrance Hall

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

Lounge/Dining Room

24' 11" x 10' 8" (7.59m x 3.25m)

Lounge Area

Bay window to front aspect, double radiator, arch to:

Dining Area

Window to rear aspect, built-in double cupboard, double radiator, door to:

Kitchen

11' 6" x 6' 10" (3.51m x 2.08m)(This measurement includes area occupied by kitchen units)

Fitted to comprise double bowl sink unit with cupboard under, a range of base and eye level units with granite work surfaces, window and door to side aspect, space for range cooker, under stairs storage cupboard, fridge/freezer space, plumbing for washing machine, space for dishwasher, wall mounted gas boiler serving domestic hot water and central heating systems.

First Floor Landing

Storage cupboard, loft access, doors to:

Bedroom One

14' 1" x 10' 2" (4.29m x 3.1m)

Window to front aspect, radiator, laminate flooring.

Bedroom Two

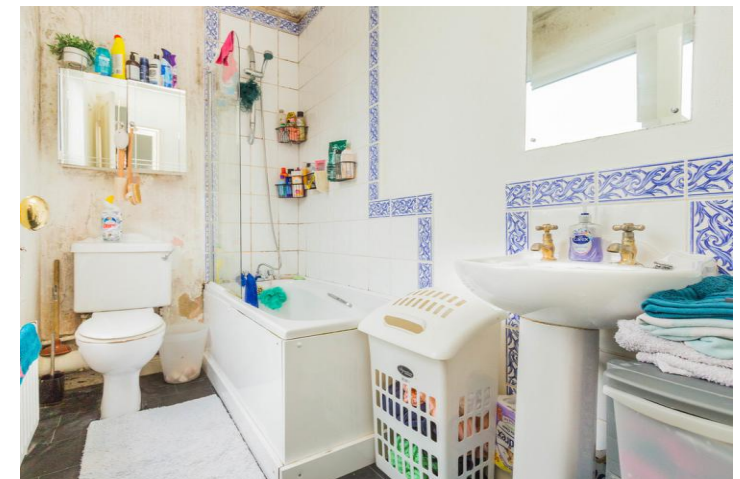
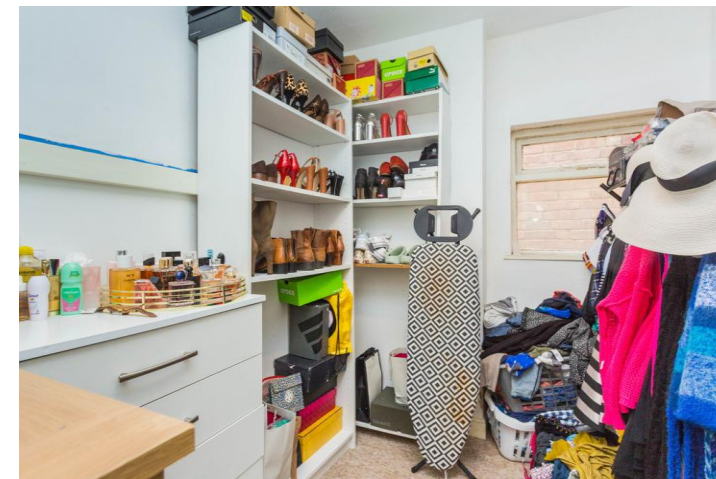
11' 8" x 7' 0" (3.56m x 2.13m)

Window to rear aspect, radiator.

Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m)

Window to side aspect, radiator.



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

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, double radiator, tiled flooring, window to rear aspect.

Outside

Front - Block paved, enclosed with low brick walling.

Rear - Block paved yard area with outside tap, leading to:

Brick outbuilding (Measuring 9' 4" x 7' 1") window to rear aspect, gate to:

Gated shared pedestrian access, paved patio, main lawn (in need of cultivation), chicken run, wooden dog kennel and storage shed, water tap, enclosed by wooden panelled fencing. Garden measures approximately 80ft in length and backs onto recreational ground.

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 B (£1,744 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.