



Total area: approx. 65.9 sq. metres (709.8 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.



Highfield Street Finedon NN9 5ER Freehold Price £230,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
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Irthlingborough Office
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Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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A beautifully presented and sympathetically upgraded and refurbished mature two bedroome semi detached property situated within the popular village of Finedon with benefits to include gas radiator central heating, replacement uPVC sash windows, refitted kitchen, stripped internal doors, refitted four piece bathroom suite and offers off road parking for two cars, two double bedrooms with fitted bespoke bedroom furniture and an 18ft brick outbuilding/workshop. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom, rear garden and a driveway.

Enter via part glazed front door to:

Entrance Hall

Quarry tiled flooring, stairs rising to first floor landing, door to:

Lounge

13' 7" max. x 12' 7" max. (4.14m x 3.84m)

Two sash windows to front aspect, radiator, under stairs storage cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, wood burner and wooden mantel, exposed wooden flooring, spotlights to ceiling, door to:

Kitchen/Dining Room

17' 0" x 8' 3" max. (5.18m x 2.51m) (This measurement includes the area provided by the kitchen units)

Refitted to comprise ceramic Belfast sink, a range of eye and base level units providing work surfaces, tiled splash backs, five ring rangemaster, extractor, wine rack, plumbing for washing machine, fridge/freezer space, tiled flooring, radiator, two windows and door to rear aspect, spotlights to ceiling.

First Floor Landing

Window to side aspect, loft access, doors to:

Bedroom One

14' 0" max. x 10' 8" (4.27m x 3.25m)

Two sash windows to front aspect, radiator, sliding doors to wardrobe with light, fitted bespoke wardrobes, cupboards and display shelving.

Bedroom Two

10' 8" x 8' 5" max. (3.25m x 2.57m)

Sash window to rear aspect, radiator, fitted cupboards, desk and display shelving.

Bathroom

8' 0" x 7' 5" (2.44m x 2.26m)

Refitted to comprise high flush W.C., wall mounted wash hand basin, round top bath, double shower cubicle, extractor, tiled splash backs, heated chrome towel rail, sash window to rear aspect.

Outside

Front - Cobble effect double width driveway providing off road parking for two cars, block paved path with picket fence.

Rear - Paved patio with awning, steps down to main lawn, gated side pedestrian access, taps hot and cold water, external power, outbuilding measuring 18' x 8' 9" with power and light connected, tiled flooring, further external power points. Garden measures 42ft in length.

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 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.

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.

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.

