



Total area: approx. 103.4 sq. metres (1113.4 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.



Albert Road Finedon NN9 5JE
Freehold 'Offers in excess of' £335,000

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



Offered for sale is this modern individually designed three bed roomed detached chalet bungalow offering 1113 square feet of accommodation over two floors with features to include gas radiator central heating, uPVC double glazing, built in kitchen appliances and granite work surfaces and offers off road parking for two cars, a single detached garage and an enclosed garden. The accommodation briefly comprises ground floor - entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom, First floor - Master bedroom with en suite shower room and walk in wardrobe, enclosed garden, single garage and a gated driveway.

Enter via front door through to:

Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, spotlights to ceiling, under stairs storage area, doors through to:

Lounge

13' 8" max. into bay x 12' 1" max. (4.17m x 3.68m)

Bay window to front aspect, radiator, further window to side aspect, T.V. point, telephone point, laminate flooring, coving to ceiling.

Kitchen/Breakfast Room

11' 6" x 10' 3" (3.51m x 3.12m) (This measurement includes area occupied by kitchen units)

Fitted to comprise inset stainless steel one and a half bowl sink unit with cupboard under, a range of eye and base level units providing granite work surfaces, tiled splash backs, built-in appliances comprising stainless steel oven with four ring electric hob, extractor fan over, built-in fridge/freezer, dishwasher, plumbing for washing machine, display cabinet, spotlights to ceiling, tiled flooring, French door to side aspect and window to rear, radiator.

Bedroom Two

11' 6" x 10' 1" (3.51m x 3.07m)

Window to rear aspect, radiator.

Bedroom Three/Dining Room

13' 0" x 10' 0" (3.96m x 3.05m)

French door to front aspect, window to side aspect, radiator, coving to ceiling.

Bathroom

Refitted four piece suite comprising of low flush W.C., vanity sink with cupboard under, roll top bath, corner shower cubicle, window to side aspect, tiled flooring, chrome towel rail, spotlights to ceiling, laminate wall boarding to splash areas.

First Floor Landing

Window to rear aspect, radiator, loft access, door through to:

Bedroom One

16' 6" x 13' 2" (5.03m x 4.01m)

Window to front aspect, Velux skylights to both side aspects, radiator, telephone point, USB charge points, doors to:

Walk-in Wardrobe

10' 3" x 5' 0" (3.12m x 1.52m)

Wall mounted gas boiler serving domestic hot water and central heating systems, separate water cylinder, Velux skylight to side aspect.

Ensuite Shower Room

Refitted to comprise low flush W.C., double sink unit with drawers under, shower cubicle, tiled flooring, chrome towel rail, ease storage, Velux skylight to side aspect.

Outside

Via double wooden gate through to driveway providing off road parking for two cars, leading to:

Single Brick Garage - Measuring 16' 9" x 10'
Up and over door, power and light connected.

Front - Mainly lawn with paved patio and pergola, raised deck with balustrade, enclosed by timber panelled fencing and brick walling, side pedestrian access to both sides through to:

Rear - Paved, outside water tap, enclosed by wooden panelled fencing and brick walling.

Note: Pedestrian access to both sides of the property.

Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,243 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.

