



Total area: approx. 68.0 sq. metres (732.1 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.



**Allen Road Wellingborough NN9 5EW**  
**Freehold Price £175,000**

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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**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**Offered with no upward chain is this established and extended two bedroomed end terraced property situated within the popular town of Finedon with benefits to include gas radiator central heating, a mixture of sealed unit and secondary double glazing and offers a very generous garden measuring approx. 102ft in length with brick workshop and potential off road parking subject to necessary permissions. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen, rear lobby, utility/separate W.C., landing, two bedrooms, shower room, front and rear gardens, and a brick workshop.**

Entry via wooden part-glazed front door:

#### **Porch**

Window to front aspect, storage cupboard, part glazed door through to:

#### **Entrance Hall**

Stairs rising to first floor landing, radiator, telephone point, door through to:

#### **Lounge**

13' 0" x 13' 1" (3.96m x 3.99m)

Wooden framed sealed unit double glazed window to front aspect, living flame gas fire with feature surround, TV plinth, video recess and cupboards to chimney breast recess, under stairs storage cupboard, double radiator, coving to ceiling, dado rail, archway through to:

#### **Dining Area**

9' 9" x 7' 3" (2.97m x 2.21m)

Secondary double glazed window to side aspect, radiator, dado rail, coving to ceiling, part-glazed door to rear lobby, folding door through to:

#### **Kitchen**

7' 9" x 9' 2" (2.36m x 2.79m)

Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base units with work surfaces, tiled splash backs, sealed unit double glazed window to side aspect, fridge/freezer space, radiator, tiled floor, cooker space, coving to ceiling.

#### **Rear Lobby**

Part-glazed door to rear aspect, windows to side aspect, tiled floor, door through to:

#### **Utility Room/W.C.**

5' 4" x 7' 2" (1.63m x 2.18m)

Comprising low flush W.C., work surface, fitted cupboards, freezer space and plumbing for washing machine, single radiator, tiled floor, single glazed window to rear aspect.

#### **First Floor Landing**

Secondary double-glazed window to side aspect, loft access, doors to:

#### **Bedroom One**

13' 2" x 9' 6" (4.01m x 2.9m) (These measurements include a built-in wardrobe)

Secondary double glazed window to front aspect, radiator, a range of fitted wardrobes and cupboards, further walk in wardrobe with fitted draws with secondary double glazed window to front aspect.

#### **Bedroom Two**

9' 1" x 9' 2" (2.77m x 2.79m)

Secondary double glazed window to rear aspect, radiator, fitted triple wardrobe with sliding doors

#### **Shower Room**

Three piece suite comprising low flush W.C., hand wash basin, double shower cubicle, tiled splash backs, secondary double glazed window to rear aspect, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems (in need of replacement).

#### **Outside**

Front - Double metal gates through to paved area providing potential off-road parking subject to necessary permissions, curb is not dropped.

Side - Paved pathway providing pedestrian access to rear garden.

Rear - Comprising paved patio, gated side pedestrian access, water tap, step up to extensive blocked paved patio with brick built workshop with power and light connected (measuring 11' 4" x 6' 5"), two fitted work benches with storage under, further shed, main garden comprises of part-artificial lawn, further main lawn with central area laid with slate chippings, various bushes and shrubs, gravel border, enclosed by wooden fencing and privet hedge, garden measures approximately 102ft in length

#### **Material Information**

The property Tenure 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 A (£1,744 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](http://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.**

