



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.

Orchard Road, Finedon NN9 5JG
Freehold Price 'Offers in Excess Of' £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.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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A mature and deceptively spacious three bed roomed three storey end terraced property situated in the heart of the 'Old Village' of Finedon with features to include a 24ft lounge/dining room, three double bedrooms and off road parking for one car. Further benefits include gas radiator central heating, uPVC double glazing, modern kitchen and first floor bathroom. The accommodation briefly comprises porch, lounge/dining room, kitchen/breakfast room, three bedrooms, bathroom, rear and side gardens and off road parking.

Enter via composite part-glazed front door through to:

Porch

Coving to ceiling, further door through to:

Lounge/Dining Room

14' 0" x 24' 6" (4.27m x 7.47m)

Lounge area

Window to front aspect, laminate flooring, solid fuel fireplace with feature surround and raised hearth, telephone point, TV point, coving to ceiling, radiator.

Dining area

Stairs rising to first floor landing, radiator, laminate flooring, coving to ceiling, under stairs storage cupboard with shelving and hanger space, door through to:

Kitchen/Breakfast Room

9' 4" x 14' 4" (2.84m x 4.37m) This measurement includes the area occupied by the kitchen units)

Fitted to comprise stainless steel single bowl sink unit with cupboard under, a range of eye and base units providing work surfaces and tiled splash backs, gas range cooker space, window and door to rear aspect, plumbing for washing machine, built-in dishwasher, tiled floor, breakfast bar, space for American style fridge/freezer, radiator, coving to ceiling.

First Floor Landing

Staircase rising to:

Bedroom One

11' 3" x 14' 0" (3.43m x 4.27m)

Window to front aspect, radiator.

Bedroom Three

8' 3" x 12' 6" (2.51m x 3.81m)

Window to rear aspect, radiator.

Bathroom

Three piece suite comprising low flush W.C, pedestal hand wash basin, panelled bath with chrome shower over, tiled splash backs, chrome towel rail, window to rear aspect, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems.

Bedroom Two

14' 5" x 13' 7" (4.39m x 4.14m into bay)

Skylights to front and rear aspects, radiator, eave storage.

Outside

Front - Blocked paved providing off-road parking for one car, steps up to paved pathway leading to:

Rear - Gated pedestrian access through to side and rear garden comprising paved/concrete patio area enclosed with low panel fencing, gate through to main lawn with border stocked with some shrubs, outside power and light, metal storage shed. Garden is enclosed by wooden panelled fencing.

Material Information

The tenure of this property 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 TBC(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.

