



Total area: approx. 1092.7 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.

Oxford Street, Finedon, NN9 5HA
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 surveyors 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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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 bay fronted two bedroomed semi detached bungalow having been refurbished in recent years with benefits to include uPVC double glazing, gas radiator central heating, refitted kitchen with built in appliances, refitted bathroom and offers a 20ft kitchen/breakfast room, a loft room, off road parking for two cars and a rear garden measuring approx. 77ft in length. The accommodation briefly comprises porch, entrance hall, lounge, conservatory, kitchen/breakfast room, two bedrooms, bathroom, separate W.C., loft room, front and rear gardens.

Entry via glazed sliding doors to:

Porch

Tiled flooring, part glazed front door to:

Entrance Hall

Loft room access, radiator, doors to:

Lounge

13' 3" x 12' 5" (4.04m x 3.78m)

Wall mounted electric fire, T.V and telephone point, radiator, sliding doors to:

Conservatory

9' 4" x 8' 11" (2.84m x 2.72m)

French door with side screens to rear aspect, window to kitchen, tiled flooring

Kitchen/Breakfast Room

20' 0" x 10' 0" (6.1m x 3.05m)

Fitted to comprise ceramic one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, built in stainless steel single oven, five ring gas hob, plumbing for washing machine, concealed wall mounted gas boiler serving domestic hot water and central heating systems, radiator, tiled flooring, window to conservatory, window to rear aspect, two windows to side aspect, door to:

Rear Lobby

Window to side aspect, tiled flooring, door to side aspect

Bedroom One

13' 8" x 11' 5" (4.17m x 3.48m)

Bay window to front aspect, radiator, coving to ceiling,

Bedroom Two

10' 7" x 9' 3" (3.23m x 2.82m)

Window to front aspect, radiator, coving to ceiling

Bathroom

Fitted to comprise pedestal wash hand basin, panelled bath with chrome shower attachment, heated towel rail, tiled walls throughout, tiled flooring, extractor, window to side aspect.

Separate W.C.

Fitting to comprise low flush W.C, half height wooden panelled walls, vinyl flooring, window to side aspect

Outside

Front - Blocked paved to provide off road parking for two cars.

Rear - Comprising paved patio, main lawn, two brick outbuildings, side pedestrian access, enclosed by wooden panelled fencing, garden measures approx. 74ft in length and enjoys a south easterly aspect.

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 (£1,922.38 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

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.

