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SALES AND LETTINGS AGENTS

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19 Oxford Street
Finedon
Wellingborough
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NN9 5EZ

£215,000

- Semi Detached
- Three Good Size Bedrooms
- Cloakroom
- Over 19ft lounge
- Four Piece Bathroom
- Generous Rear Garden
- Off Road Parking
- No upward Chain
- Office/Summer House

Ref: PRA11432

Viewing Instructions: Strictly By Appointment Only

General Description

Situated in the small town of Finedon is this spacious three bedroom semi detached home offered for sale with no upward chain. This home benefits from double glazing, gas radiator heating, a spacious lounge with open fireplace, three good size bedrooms and an amazing rear garden. Viewing is highly

Accommodation

Entrance Hall

Double glazed door to side elevation, tiled flooring, radiator, double gazed door to rear elevation, stairs to first floor landing, door to lounge and kitchen, door to;

Cloakroom

Two piece suite comprising low level WC, vanity sink unit with cupboard under, tiled flooring, obscure double glazed window to rear elevation, wall mounted boiler, coving to ceiling.

Kitchen (10' 04" x 09' 04") or (3.15m x 2.84m)

Fitted with a matching range of base and eye units with work surfaces over, stainless steel sink unit with matching drainer and mixer tap over, complementary tiling, Fitted electric oven, gas hob and extractor over, plumbing for automatic washing machine, double glazed window to rear elevation, space for fridge freezer,

Lounge (19' 02" x 11' 11"Max Max) or (5.84m x 3.63m Max)

Two double glazed windows to front elevation, laminate flooring, storage cupboard, open fireplace

First Floor Landing

Loft access point, coving to ceiling, obscure double glazed window to side elevation, doors to;

Bedroom 1 (11' 11" x 10' 11") or (3.63m x 3.33m)

Double glazed window to front elevation, radiator

Bedroom 2 (10' 11" x 10' 05") or (3.33m x 3.18m)

Double glazed window to rear elevation, radiator

Bedroom 3 (8' 09" x 7' 11") or (2.67m x 2.41m)

Double glazed window to front elevation, radiator.

Bathroom

Four piece suite comprising of a corner shower cubicle with electric shower over, panelled bath, low level WC, pedestal mounted wash and basin, full height tiling, obscure double glazed window to rear elevation, heated towel rail and wall heater.

Rear Garden

hard standing area leading to the lawn, timber built summer house with decking areas, gated access to front.

Front Garden

Dwarf walling, hard standing providing of road parking

Services

Mains electricity, mains water, mains gas, mains drainage

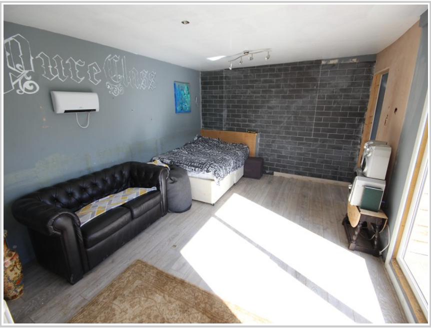
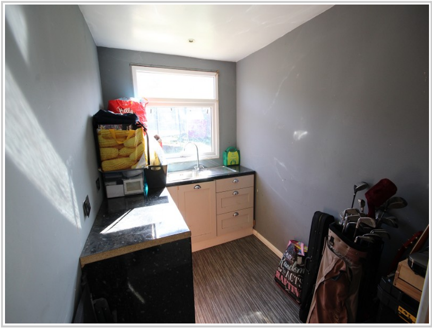
Tenure

We are informed that the tenure is Freehold

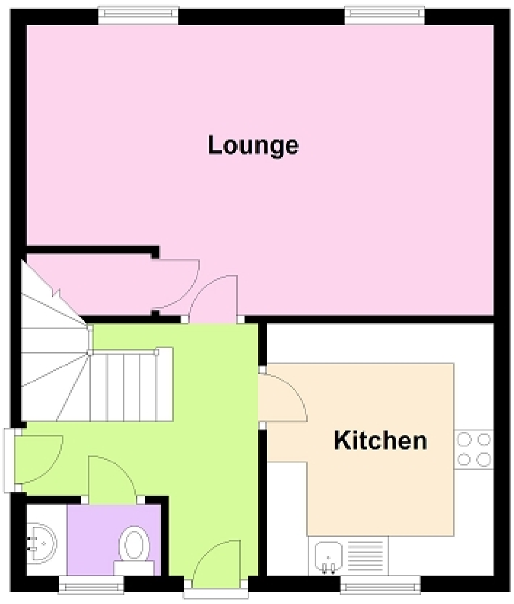
Council Tax

Band Not Specified

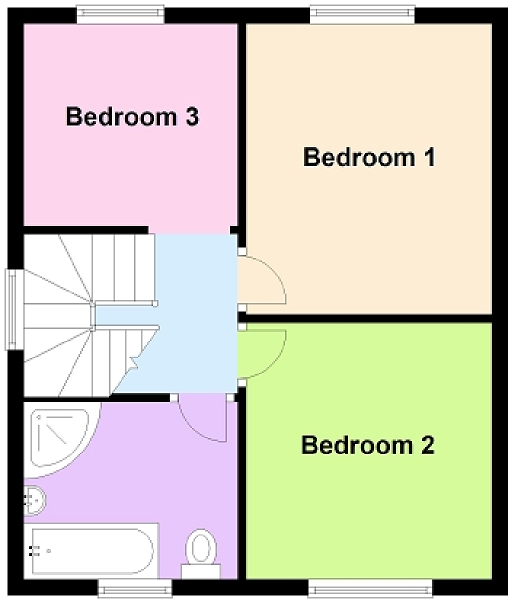



Ground Floor



First Floor



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.