



# HARWOODS

Chartered Surveyors & Estate Agents



64 Finedon Road, Irthlingborough  
NN9 5TZ

£190,000 Freehold

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

#### Residential Sales

T: 01933 278591  
E: [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk)

#### Residential Lettings

T: 01933 221616  
E: [lettings@harwoodsproperty.co.uk](mailto:lettings@harwoodsproperty.co.uk)



## 64 Finedon Road, Irthlingborough, NN9 5TZ

---

An attractive late Victorian Period, 2 bedroom Stone Cottage located in the popular town of Irthlingborough and positioned to the north west of the town centre, conveniently placed for shops, Schools and Park.

The house is well presented and features wood laminate flooring, gas radiator heating (with combination boiler), a modern fitted kitchen and tiled bathroom suite. The accommodation consists of a nice sized living room, separate dining room that opens onto the kitchen, small utility room and bathroom. Upstairs there are 2 double bedrooms.

Outside there is a low maintenance garden to the rear along with an allocated parking space that is accessed via Pipers Close.

Offered with no upward chain, the house would be ideal for a first time buyer or someone looking to 'start again'.

---

### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Living Room

11'9" x 13'11" (3.58m x 4.24m)

Enter from the front in the room. Good size reception room with wood effect flooring, radiator, feature fire place, double glazed window to the front, and door to the dining room.

#### Dining Room

9'11" x 14'0" (3.02m x 4.27m)

Lovely size rear reception room that opens onto the kitchen. Wood laminate flooring, radiator, dog legged stair case to the first floor, exposed brick fireplace.

#### Kitchen

Modern refitted kitchen that provides base and wall mounted cupboards, work tops, integrated oven, hob, chimney style extractor fan, steel sink and drainer, tile splash backs, double glazed window to the rear, wall mounted 'Baxi' combination boiler, tile flooring. Internal door to small lobby come utility room and bathroom.

#### Lobby/utility

Door to the rear garden and internal door to the bathroom. Plumbing for a washing machine, work tops.

#### Bathroom

Tiled suite that features a bath with shower over, WC and wash hand basin.

#### Landing

Small landing with doors to both bedrooms.

#### Bedroom 1

11'9" x 13'4" (3.58m x 4.06m)

Fitted carpet, double glazed window to the front and radiator.

#### Bedroom 2

8'00" x 9'11" (2.44m x 3.02m)

Fitted carpet, double glazed window to the rear, radiator and over stairs storage cupboard.

#### Outside

Front- The house faces straight onto the street and has no garden.

Rear - Partly gravelled/paved garden for low maintenance. Timber fence enclosed with gated side and rear access.

#### Council Tax Band

North Northamptonshire Council. Band A.

#### Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk).

#### Agents Note:

The house is currently tenanted - with the existing tenant paying £800pcm.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

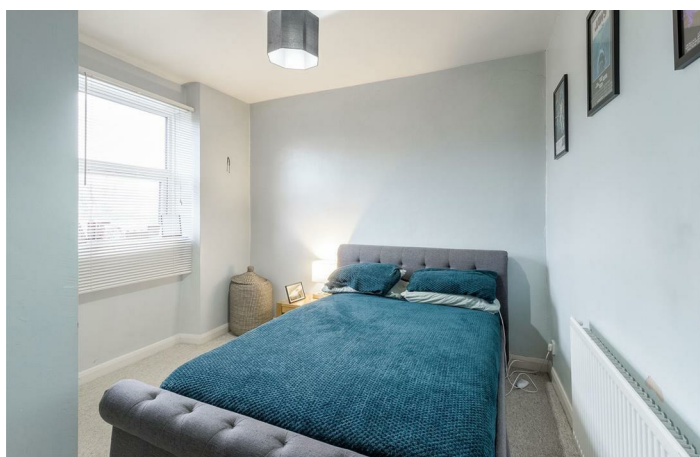
#### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

---

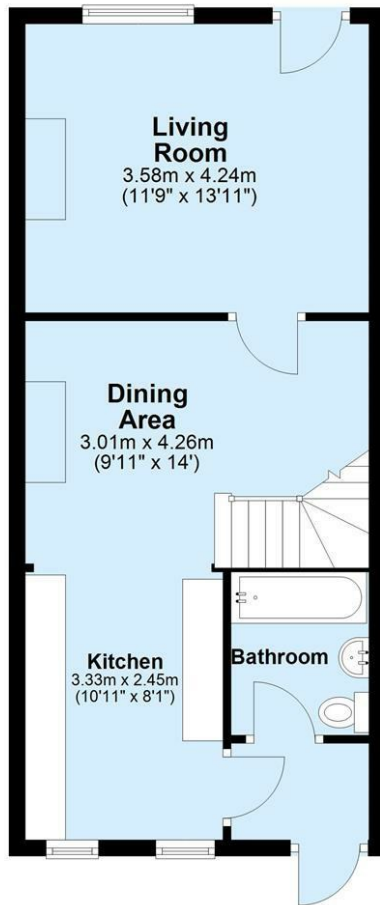




# HARWOODS

Chartered Surveyors & Estate Agents

Ground Floor



First Floor

