



HARWOODS

Chartered Surveyors & Estate Agents



54 Edith Close, Finedon
Northamptonshire NN9 5WP

£215,000 Freehold

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54 Edith Close, Finedon, Northamptonshire NN9 5WP

A modern 2 bedroom end-terrace house situated within the popular small town of Finedon and available with no onward chain.

The property offers an entrance hall with cloakroom/wc off, lounge/diner with French doors to the garden, kitchen, landing, two generous double bedrooms and a bathroom with shower over the bath.

The property has gas radiator central heating, UPVC double-glazing, off road parking space and a rear garden with patio and timber shed.

The property would be ideal for first time buyers, downsizers or buy to let investors and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Composite panelled front door, radiator, under-stairs cupboard, staircase rising to first floor landing and doors off to:

Cloakroom/WC

Close coupled WC and washbasin. Radiator. UPVC double-glazed window to the side.

Lounge/Diner

15'5" x 12'1" (4.70m x 3.68m)

Double radiator, TV aerial point, ethernet point, UPVC double-glazed window to the rear and UPVC double-glazed French doors to the rear.

Kitchen

9'9" x 8'3" (2.97m x 2.51m)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Gas and electricity cooker points, wall mounted extractor fan, kick-space heater, tall larder unit, plumbing for washing machine, Ideal Logic Combi gas central heating boiler and UPVC double-glazed window to the front.

First Floor Landing

Radiator, loft access, airing cupboard (with batten shelf and small radiator), doors off to:

Bedroom 1

12'6" x 11'6" (3.81m x 3.51m)

Radiator, ethernet point, TV aerial point, walk-in storage cupboard and UPVC double-glazed window to the front with open aspect over a landscaped green.

Bedroom 2

13'10" x 7'10" (4.22m x 2.39m)

Radiator, TV aerial pint, ethernet point and UPVC double-glazed window to the rear.

Bathroom

White suite comprising WC, washbasin and bath with Mira Sport shower over. Radiator, extractor fan and UPVC double-glazed window to the rear.

Front Garden

Front garden with shrubs. Car parking space for one car. Side gate giving access on foot to the rear garden.

Rear Garden

25'0" long x 23'8" wide approximate (7.62m long x 7.21m wide approximate)

Paved patio and garden shed. The garden is overgrown and is in need of cultivation.

Estate Management Charge

The property will be subject to an estate management charge. At the time of preparing these particulars we await details of the charge from the seller.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

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.

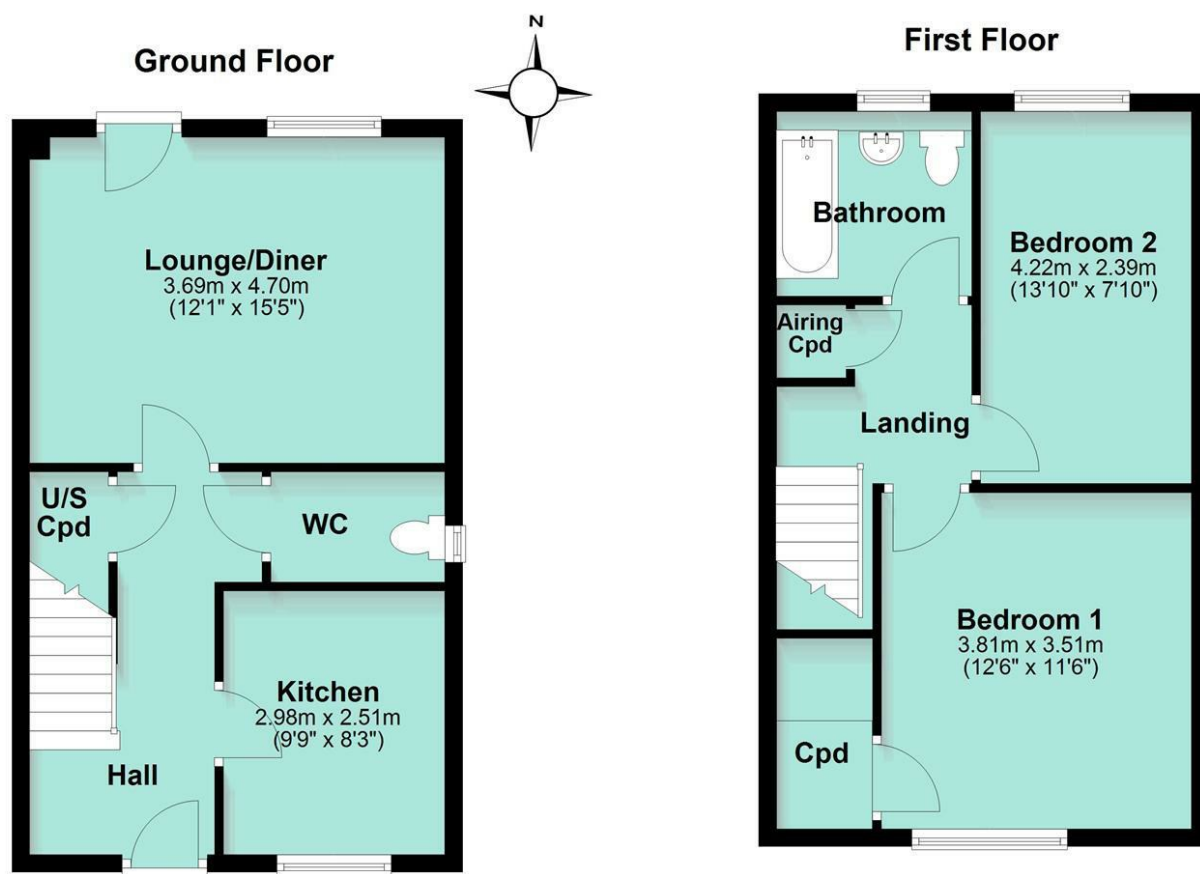
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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





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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	