



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

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T: 01933 278591
E: res@harwoodsproperty.co.uk

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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.

Agents Note:

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

Referral Fees

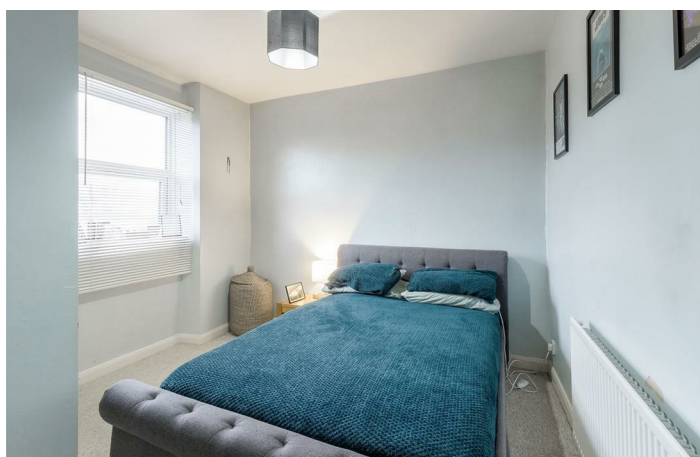
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Important Note

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.

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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.

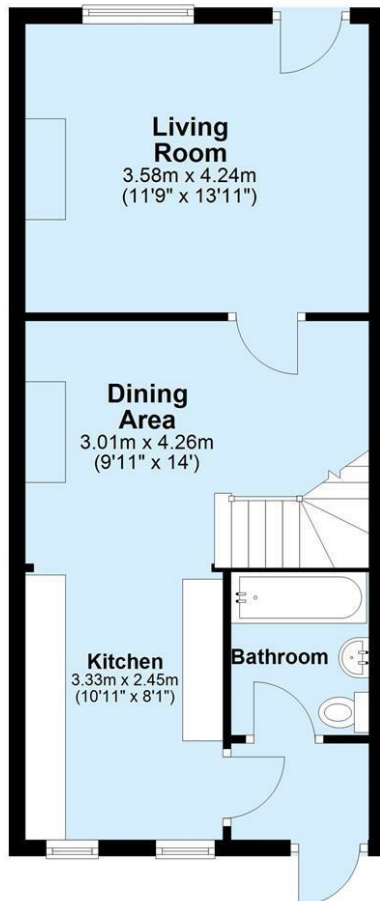




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Ground Floor



First Floor

