123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
Tel: 01933 316 131 **Email:** info.rushden@primechoiceproperties.co.uk
www.primechoiceproperties.co.uk

Berry Green Court

Finedon, Northants, NN9 5JH

£127,500

1 | 1 | 1 | C

Prime Choice are delighted to offer for sale this sympathetic Victorian factory conversion adjoining Finedon Pocket Park. Located in a quiet, established area this one bedroom maisonette occupies the ground and first floor. The property is a fantastic investment opportunity and has a long-standing tenant in situ.

Offered with no chain, the property comprises entrance lobby, living room, kitchen, bedroom with fitted wardrobes and a bathroom. Additional benefits include electric heating, double glazing and allocated parking.

Finedon Pocket Park
From 1939 until 1946 ironstone was extracted from the quarry at Finedon and transported via a railway line to the main line at Wellingborough.

Rather than filling in the railway cutting and quarry and returning it to agricultural land, the people of Finedon campaigned to retain it as an important wildlife area. In 1984, it was designated the first Pocket Park in the country. The heritage of the park as a quarry led to it earning its local name "The Pits".

Entrance Lobby
03'08'' x 02'10'' (1.12m'' x 0.86m'')
Door leading to living room.

Living Room
16'07'' x 13'04'' (max) (5.05m'' x 4.06m'' (max))
Double glazed windows to side elevation. Storage heaters. Cupboard under stairs.

Kitchen
09'06'' x 06'03'' (2.90m'' x 1.91m'')
Double glazed window to side elevation. Fitted base and eye level units. Tiled splash backs. Work space. Power points.

Landing
Doors leading to bedroom and bathroom. Storage cupboard.

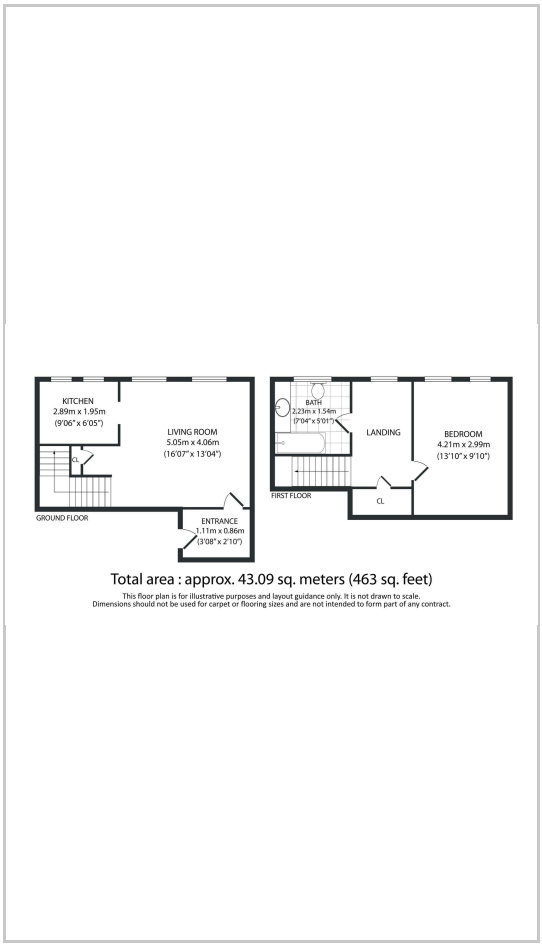
Bedroom
13'10'' x 09'10'' (4.22m'' x 3.00m'')
Double glazed window to side elevation. Built in wardrobes. Sockets.

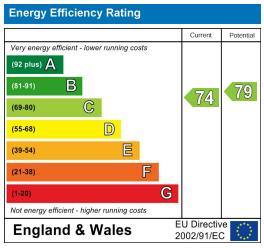
Bathroom
07'04'' x 05'01'' (2.24m'' x 1.55m'')
Fitted bathroom suite. Electric shower. Pedestal sink. Low level w.c. Extractor fan.

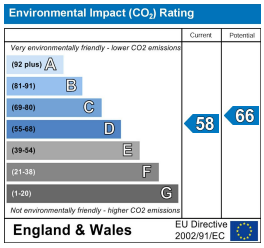
Disclaimer
Any intending purchaser should confirm the actual amounts payable with their legal adviser once a sale has been agreed, subject to contract.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Area Map

Floor Plans


Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
Tel: 01933 316 131 **Email:** info.rushden@primechoiceproperties.co.uk
www.primechoiceproperties.co.uk

arla | propertymark PROTECTED
naea | propertymark PROTECTED