

CHARLES ORLEBAR

Estate Agents & Auctioneers



25 Allen Road, Finedon, NN9 5EN

Guide Price £130,000





25 Allen Road

Finedon, NN9 5EN

- Immediate 'exchange of contracts' available
- 3 Bedrooms
- Lounge/diner
- Vaulted kitchen
- Being sold via 'Secure Sale'
- Breakfast room
- 4 Piece bathroom
- Large garden

For sale by Secure Sale Online Bidding. Starting bid £130,000. Terms and Conditions apply

Bay-fronted and offering excellent scope for refurbishment, this three-bedroom terraced home presents an exciting opportunity for buyers looking to add value and create a home tailored to their own tastes. Situated on the ever-popular Allen Road, the property enjoys a convenient location within walking distance of local shops, schools and everyday amenities, while also benefiting from excellent commuter links via the nearby A6.

The accommodation is well proportioned throughout and offers a layout that is increasingly difficult to find at this price point. To the ground floor, a spacious lounge/dining room provides an excellent central living space, while a separate breakfast room leads through to a vaulted kitchen, creating a distinctive and versatile area with great potential for modernisation and reconfiguration, subject to any necessary consents.

Upstairs, the property offers three bedrooms along with a generous four-piece family bathroom comprising a bath, separate shower, wash hand basin and WC.

Externally, the home benefits from a sizeable rear garden, providing ample space for families, entertaining or future landscaping improvements. While the property would benefit from updating and refurbishment throughout, the fundamentals are already in place, making this an ideal project for investors or those seeking a home with significant potential to increase its value. With its spacious layout, characterful bay-fronted appearance and sought-after location, this is a fantastic opportunity not to be missed.

Offered with no onward chain, viewing is highly recommended to appreciate the space, potential and value on offer.

Guide Price £130,000



Hall	8'6" x 2'9" (2.58m x 0.85m)
Lounge	10'11" x 11'1" (3.33m x 3.38m)
Dining Room	10'1" x 11'1" (3.08m x 3.38m)
Breakfast Area	9'3" x 8'0" (2.81m x 2.44m)
Kitchen	15'4" x 8'0" (4.67m x 2.43m)
Landing	10'1" x 5'3" (3.08m x 1.61m)
Bedroom 1	10'11" x 10'10" (3.32m x 3.31m)
Bathroom	10'0" x 7'5" (3.06m x 2.25m)
Landing	2'9" x 5'10" (0.84m x 1.77m)
Bedroom 3	7'10" x 6'6" (2.39m x 1.98m)
Bedroom 2	10'11" x 8'11" (3.32m x 2.73m)





Floor Plans



Location Map



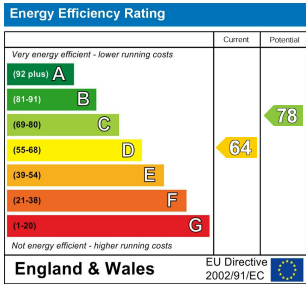
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Freehold