



Total area: approx. 90.2 sq. metres (970.9 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Hill Cottage Harrowden Road Wellingborough NN8 5BG  
Freehold Price £300,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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27 Sheep Street Wellingborough  
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01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
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**Situated adjacent to Hatton Park Road and local to amenities is this rarely available three bedroom red brick double bay fronted semi-detached property which benefits from uPVC double glazing, a refitted kitchen/breakfast room with a freestanding range cooker, a refitted four piece bathroom with a roll top bath, gas radiator central heating and off road parking to rear. The property further offers three good size rooms with bedroom three being 10ft, a utility room and cloakroom. Viewing is highly recommended. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, utility room, cloakroom, three bedrooms, bathroom, gardens to front and side and off road parking to rear.**

Enter via replacement entrance door.

**Entrance Hall**

Stairs to first floor landing with understairs cupboard, double radiator, black and white tiled floor, doors to.

**Lounge**

12' 5" into bay x 11' 6" max (3.78m x 3.51m)

Bay window to front aspect, feature fireplace with wood burner, vertical radiator, T.V. point, laminate flooring.

**Dining Room**

12' 11" into bay x 10' 4" max (3.94m x 3.15m)

Bay window to front aspect with window seat, feature fireplace, wooden floor, radiator, telephone point, cupboards to chimney breast recess.

**Kitchen/Breakfast Room**

10' 4" x 10' 0" (3.15m x 3.05m) (This measurement includes the area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, freestanding range cooker, window to rear aspect, radiator, space for fridge, high gloss tiles.

**Utility Room**

Plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler serving central heating and domestic hot water, high gloss tiled floor, uPVC door to rear garden, radiator.

**Cloakroom**

Comprising low flush W.C., wash basin, radiator, obscure glazed window to rear aspect, extractor fan, tiled floor.

**First Floor Landing**

Window to front aspect, radiator, access to loft space, door to.

**Bedroom One**

11' 8" max x 10' 9" max (3.56m x 3.28m)

Window to front aspect, double radiator, feature fireplace, door to bathroom.

**Bedroom Two**

11' 2" max x 10' 5" max (3.4m x 3.18m)

Window to front aspect, radiator, feature fireplace, built in cupboard to chimney breast recess.

**Bedroom Three**

10' 5" x 9' 10" (3.18m x 3m)

Window to rear aspect, radiator, feature fireplace.

**Bathroom**

Refitted suite comprising roll top bath with clawed feet, quadrant shower enclosure, low flush W.C., wash hand basin, obscure glazed window to rear aspect, towel radiator, extractor fan, wood effect flooring, door to landing.

**Outside**

Front - Small retaining wall, stoned area.

Side - Patio area, various plants, electric socket, gated access to lawn, shrubs and flower borders, wooden shed with power and light and enclosed by brick wall, pedestrian gated access to.

Parking - Stoned vehicle hardstanding.

**Energy Performance Rating**

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band B (£1,666 per annum. Charges for 2024/2025).

**Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

**General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

**Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

