



Total area: approx. 104.4 sq. metres (1123.8 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.



45 Hillside Road Wellingborough NN8 4AW
Freehold Price 'Offers over' £375,000

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 surveyors 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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A vacant extended four bedroom end of terrace house with adjacent paddock with vehicular access which offers a potential development opportunity, subject to planning permission. The paddock is approximately 2,643sq.m (0.65 acre) and measures 100m (327ft) x 27m (87 ft). The house requires general updating but does benefit from gas radiator central heating. The accommodation briefly comprises porch, entrance hall, lounge, sitting/dining room, kitchen, four bedrooms, bathroom, cloakroom, gardens to front and rear, off road parking and paddock to rear.

Enter via obscure glazed double opening doors to.

Porch

Part obscure glazed door with obscure glazed side panels to.

Lounge

12' 9" into bay x 10' 1" into chimney breast recess (3.89m x 3.07m)

Bay window to front aspect, radiator, wall light points, electric fire, T.V. point.

Sitting Area

15' 0" x 9' 11" into chimney breast recess (4.57m x 3.02m)

Obscure glazed window to side aspect, radiator, coal effect gas fire with back boiler serving central heating and domestic hot water, coving to ceiling, through to.

Dining Area

9' 2" x 9' 1" (2.79m x 2.77m)

Window to side aspect, radiator, French doors with windows either side to rear.

Kitchen

21' 3" narrowing to 16' 9" x 5' 9" (6.48m x 1.75m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, further base units with work surfaces over, built in electric oven, gas hob with extractor hood over, space for appliances, radiator, glazed serving hatch, obscure glazed window to side aspect, part obscure glazed door to rear garden.

First Floor Landing

Access to loft space, doors to.

Bedroom One

15' 4" x 10' 0" into chimney breast recess (4.67m x 3.05m)

Bay window to front aspect, radiator, wardrobes fitted in chimney breast recesses.

Bedroom Two

12' 11" x 9' 11" into chimney breast recess (3.94m x 3.02m)

Window to side aspect, radiator, wardrobe fitted into chimney breast recess, ladder to loft room, door to.

Bedroom Three

11' 4" x 9' 0" (3.45m x 2.74m)

Window to rear aspect, window to side aspect, radiator, wash basin, fitted wardrobes and drawers.

Bedroom Four

9' 2" x 5' 11" (2.79m x 1.8m)

Window to front aspect, radiator.

Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin, low flush W.C, tiled splash areas, radiator, airing cupboard housing hot water cylinder, obscure glazed window to rear aspect.

Outside

Rear - Lean to glazed porch with access to.

Outside W.C - Low flush W.C., wash basin, tiled splash areas, obscure glazed window to side aspect.

Patio and hardstanding with wooden gates from front, providing access to mainly paved garden, trees, store in need of repair and paddock.

Front - Brick retaining wall, paving, driveway and wooden gates to rear garden and paddock.

Paddock

2,643 sq.m (0.65 acre) approximately 100m in length (327ft) x 27m (87ft) in width. Outbuildings and trees.

Energy Performance Rating

This property has an energy rating of E. 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

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.

