



**LOCAL AMENITIES**

The market town of Wellingborough is situated 11 miles northeast of Northampton and has road links to both the A14 and M1 via the A45 dual carriageway. It also benefits from a Midland Mainline rail station with a direct service between Nottingham and London St Pancras International with its Euro Star interchange. The

town centre offers shopping and leisure facilities including several weekly markets and The Castle theatre, with additional amenities including large supermarkets and health clubs located on the outskirts retail parks. There are also numerous state primary schools feeding four secondary schools and a campus for Tresham College.

**SERVICES**

Gas, water and electric all connected

**COUNCIL TAX**

West Northamptonshire Council - Tax Band A

**VIEWING ARRANGMENTS**

By appointment only through Donna Sartain

**HOW TO GET THERE**

Wellingborough town centre proceed along the A5193 in a northern direction turn right onto St Johns Street proceed along St Johns into Havelock Street where the property can be found on the corner of Havelock Street and Harriets Lane

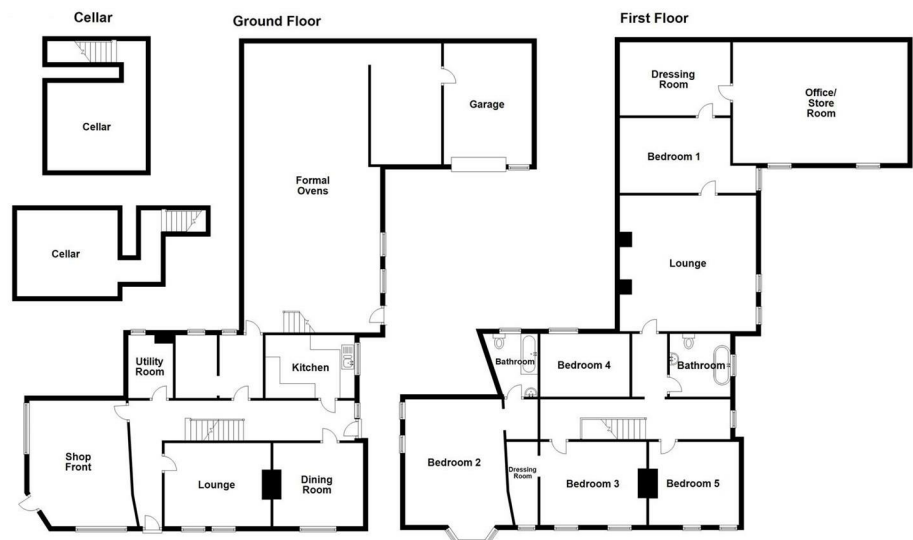
**BUYERS PREMIUM CHARGE**

The purchaser will be required to pay a buyers premium of £1200 (£1000 plus VAT)

**BUYERS ADMINISTRATION CHARGE**

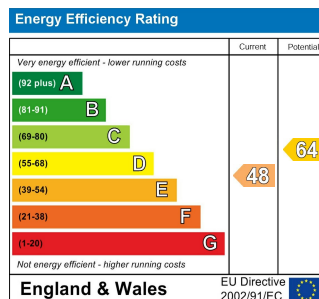
The purchaser will also be required to pay an administration charge of £900 (£750 plus VAT)

**DOIMB21122023/9757**



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**32a Havelock Street, Wellingborough, NN8 4PZ**



**AUCTION GUIDE PRICE £350,000**

FOR SALE BY AUCTION ON WEDNESDAY 14TH OF FEBRUARY 2024 AT 11AM  
SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £350,000 TO £375,000

VIEWINGS BY APPOINTMENT ONLY-(SAT 20/1/24 & SAT 27/1/24) 11.00am -11.30am

A fantastic opportunity to purchase a Victorian former shop and bakery with residential living accommodation which extends to approximately 4,750 square feet with a development potential to convert into six one-bedroomed and two two-bedroomed apartments subject to planning permission. The accommodation comprises of entrance hall, inner hallway, lounge, cloakroom, utility room, kitchen, dining room, two cellars, a 39-foot reception room and garage. On the first floor are five bedrooms dressing room, two bathrooms, lounge, office and a storeroom. Outside is a low-maintenance garden with pedestrian access from the rear. The property retains many original features and benefits from gas radiator heating and uPVC double glazing.

9 Westleigh Office Park, Northampton, NN3 6BW

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# 32a Havelock Street, Wellingborough, NN8 4PZ

## ACCOMMODATION

### ENTRANCE HALL

18'3 x 7'9

Enter by a uPVC double glazed front door with obscured glass window, ornate quarry tiled floor, stairs to the first floor

### FORMERLY THE SHOP FRONT

17'1 x 13'2

Two large windows and door to front



### INNER HALLWAY

31'6 x 5'6

Two radiators, double glazed door to rear garden and doors to cellar and:-

### CELLAR

13'5 x 11'11

Power and lighting

### UTILITY ROOM

8'2 x 6'1

Plumbing for washing machine, space for tumble dryer and fridge freezer

### LOUNGE

14'4 x 11'11

Two uPVC double glazed windows to front, radiator, TV point, original featured fire place with open fire, picture rail and coving.



### DINNING ROOM

12'3 x 11'4

Two uPVC double glazed two front original storage cupboard, radiator

### KITCHEN

12'2 x 9'7

Fitted with a range of base and eye level units, roll top work surfaces with a half bowl sink and drainer with mixer tap, tiled splash back, plumbing for dishwasher space for a fridge freezer, space for cooker, wall mounted combination gas boiler, window to rear garden



### CLOAKROOM

8'7 x 5'11

Quarry tiled flooring space for fridge freezer, through to

### STORE ROOM

8'8 x 5'8

Window to the side aspect, door to:-

### RECEPTION ROOM

39'4 x 18'7

This room was formerly housed the ovens for the bakery, two windows and door to side, steps leading down to the cellar. Door to the rear giving pedestrian access, door to:-

### CELLAR

13'8 x 11'8

Power and lighting

### FIRST FLOOR

Blends into:-

### LANDING

25'5 x 5'9

Window to rear and radiator loft access door to:-

### BEDROOM TWO

17'5 x 12'10

uPVC double glazed bay window and two further uPVC double glazed windows to front, modern vertical radiator door to:-



### ENSUITE BATHROOM

8'6 x 7'5

Fitted suite comprises WC, wash hand basin, modern deep filled bath with shower attachment, chrome wall mounted radiator, bathroom is half tiled, uPVC double glazed window with obscure glass to rear.

### BEDROOM THREE

14'6 x 11'11

Window to front aspect, radiator, cupboards to chimney breast recess through to:-

### DRESSING ROOM

Window to front

### BEDROOM FIVE

12'2 x 11'4

Two uPVC double glazed windows to front, radiator

### BATHROOM

8'3 x 7'7

A refitted suite comprise panelled bath, low flush WC, wash hand basin, uPVC double glazed window with obscured glass to side, towel rail, tiled splash backs



### BEDROOM FOUR

12'2 x 8'7

uPVC double glazed window to rear, radiator

### SECOND LOUNGE

19'9 x 9'1

This room is currently used as a second lounge, has had a new roof, with a vaulted ceiling original wooden purlins, two Velux roof windows and radiator door to:-



### BEDROOM ONE

16'0 x 10'2

Window to side aspect door to:-



### DRESSING ROOM

16'0 x 9'7

Two windows and door to:-

### OFFICE/STORE ROOM

23'10 x 16'3

Two windows to rear aspect, vaulted ceiling original wooden beams and purlins

### GARAGE

16'6 x 9'11

Wooden door to front

### OUTSIDE

Low maintenance rear garden, patio area, artificial lawn, a decked seating area, enclosed by wood panelled fencing. Garden could possibly be used for parking spaces if the property is converted in flats.

For further information on viewing call 01604 259773