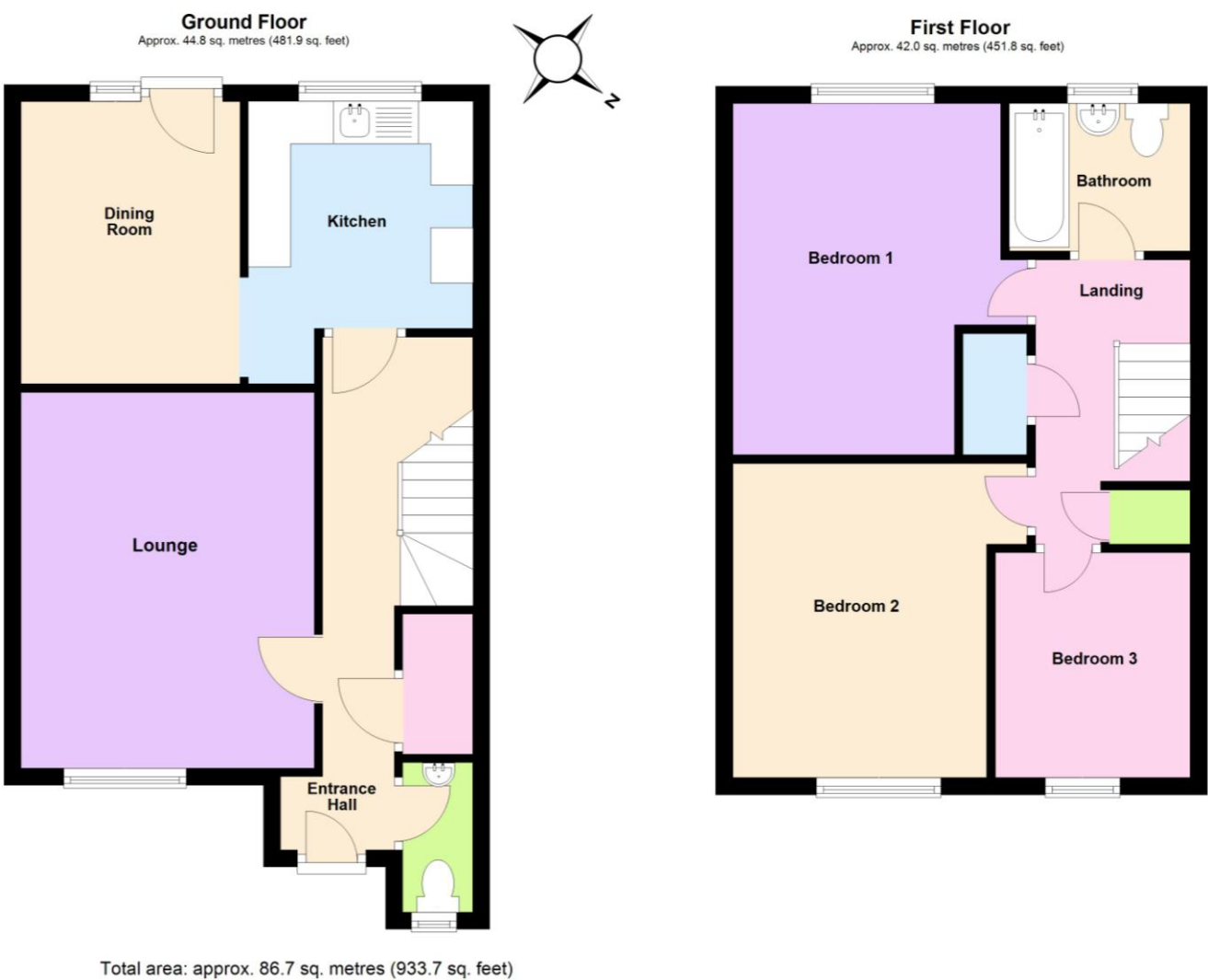


# Hill Street Wellingborough

richard james

www.richardjames.net



## Hill Street Wellingborough NN8 2AT

### Freehold Price £200,000

**Wellingborough Office** ☐  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



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.

A three bedroom terrace house situated conveniently to many main amenities which benefits from uPVC double glazing, gas radiator central heating and offers separate reception rooms and a cloakroom. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms, bathroom and gardens to front and rear.

Enter via part obscure glazed entrance door to.

Entrance Hall

Wood effect floor, radiator, built in storage cupboard, stairs to first floor landing, doors to.

Cloakroom

White suite comprising low flush W.C, wall mounted wash basin, tiled splash area, radiator, obscure window to front aspect.

Lounge

14' 8" x 11' 5" (4.47m x 3.48m)

Window to front aspect, radiator, wood effect floor.

Kitchen

8' 11" x 8' 8" (2.72m x 2.64m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, tiled splash area, space for cooker with extractor hood over, plumbing for washing machine, space for fridge/freezer, gas fired boiler serving central heating and domestic hot water, tiled floor, window to rear aspect, through to.

Dining Room

10' 4" x 8' 4" (3.15m x 2.54m)

Tilt and turn glazed door to rear garden, further window, radiator, tiled floor.

First Floor Landing

Vertical coloured radiator, access to loft space, built in storage cupboard, further overstairs storage cupboard, doors to.

Bedroom One

13' 5" x 10' 4" (4.09m x 3.15m)

Window to rear area, radiator, wood effect floor.

Bedroom Two

11' 9" x 10' 0" (3.58m x 3.048m)

Window to front area, radiator, wood effect floor.

Bedroom Three

8' 4" x 7' 5" (2.54m x 2.26m)

Window to front area, radiator, wood effect floor.

Bathroom

White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C, tiled splash areas, chrome effect towel rail, tiled effect floor, obscure glazed window to rear aspect.

Outside

Rear Garden - Patio, lawn, part wooden fence, part brick wall to rear.

Front - Lawn, shrubs.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,749 per annum. Charges for 2025/2026).

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.**

