



Church Street, Hargrave Wellingborough
£350,000 Freehold

**Sharman
Quinney**

Key Features



- Centrally located in the desirable village of Hargrave
- 24ft 3 x 11ft 10 Sitting room with open fire & log burner
- Cottage is spacious and will need some updating
- Enclosed rear garden

■ A versatile property that has a number of options to include an annexe facility

Cottage One - Ground Floor
Sitting Room - 12' x 11' 10" excl. bay (3.67m x 3.63m)

Kitchen - 11' x 8' (3.36m x 2.46m)

Utility - 6' 6" x 4' 5" (2.00m x 1.35m)

Shower room

First Floor

Bedroom One - 11' 11" x 9' 10" (3.65m x 3.02m)

W/C

Attic room - 11' 1" x 8' 7" (3.39m x 2.62m) N.B. some height restrictions to this room

Cottage Two - Ground Floor

Sitting Room - 24' 3" x 11' 10" (7.40m x 3.63m)

Kitchen - 13' 5" x 6' 5" (4.10m x 1.96m)

Cloaks W/C

First Floor

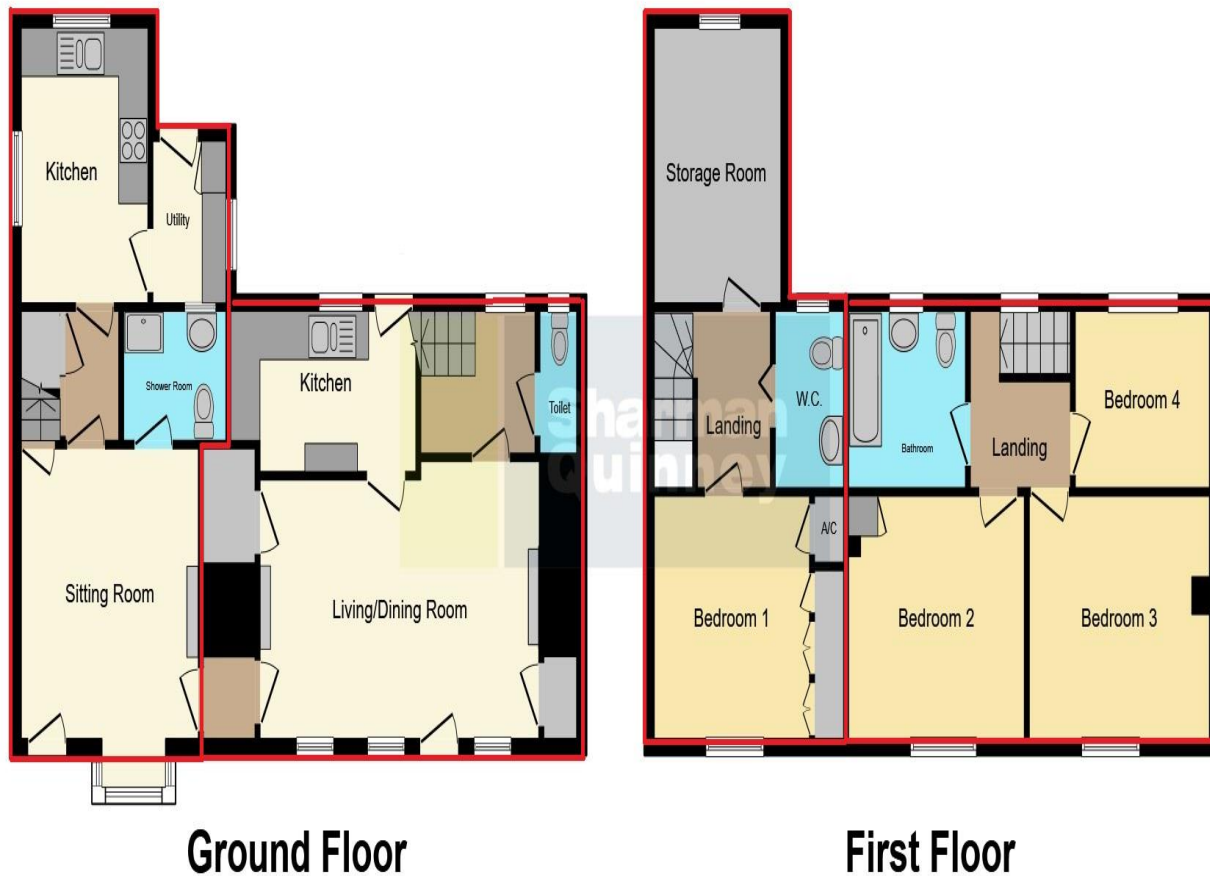
Bedroom One - 13' 7" x 9' 11" (4.16m x 3.04m)



Bedroom Two - (13' 6" x 9' 11" 4.13m x 3.03m)
Bedroom three - 6' 9" x 9' 8" (2.08m x 2.97m)
Principle three piece bathroom

Agents Notes: The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





Agents Note: This property was originally 2 separate cottages

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103125 - 0002

