



Highfield Road, Wellingborough NN8 1PL

welcome to

Highfield Road, Wellingborough

For sale is this three bedroom end of terrace property with planning approved for a two and single storey extension (NW/24/00359/FUL). The sale includes planning approval for the construction of an adjoining three bedroom, two storey dwelling (NW/24/00299FUL).



Entered Via:

Door to:

Entrance Porch

7' 6" x 4' (2.29m x 1.22m)

Tiled floor, part glazed door to:

Entrance Hall

Radiator, under stairs storage cupboard with central heating boiler, double glazed window to side.

Lounge Area

12' into bay x 12' 6" into recess (3.66m into bay x 3.81m into recess)

Double glazed bay window to front, radiator, tiled fireplace and surround.

Dining Area

12' 6" x 11' 2" (3.81m x 3.40m)

Double glazed window to rear, radiator.

Kitchen

8' 10" x 7' (2.69m x 2.13m)

Fitted base and eye level units with work surface over, stainless steel sink and drainer unit, marble tiled floor and surrounds, double glazed window to side.

Utility Room

8' 6" x 7' 4" (2.59m x 2.24m)

Fitted units with work surface over, space for white goods, tiled surrounds and marble tiled floor, radiator, double glazed window to side, double glazed door rear.

**First Floor
Landing**

Loft access, double glazed window to side.

Bedroom One

12' 6" to back of wardrobe x 10' 4" (3.81m to back of wardrobe x 3.15m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom Two

12' 4" x 9' 6" (3.76m x 2.90m)

Double glazed window to rear, radiator.

Bedroom Three

8' 10" x 8' 10" (2.69m x 2.69m)

Double glazed window to side, radiator.

Bathroom

WC, wash hand basin, bath with a "plumbed" shower over, tiled walls, chrome towel rail, double glazed window to front.

**Outside
Front Garden**

To the side of the property is a detached single garage and side access to a very large double width plot, which has planning permission for the construction an adjoining, two storey three bedroom home.

Rear Garden

The rear garden currently comprises of a full width patio, large barbecue area, shaped lawn with stocked areas,



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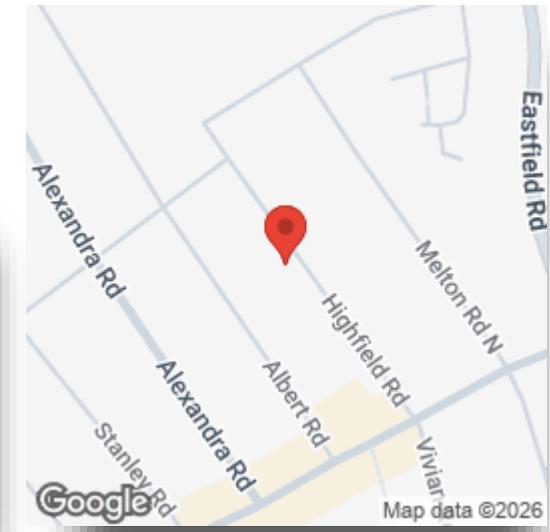
- Attention builders and property investors
- Three bedroom end of terrace, with planning permission to extend
- FOR SALE WITH ADJOINING BUILDING PLOT for an adjoining three bedroom, two storey dwelling
- Planning approval granted in July 2024
- An excellent project and an opportunity to add value

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£290,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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