



7 Hillside Road
Wellingborough, NN8 4AW



Simpson & Weekley

For Sale By Public Auction on Wednesday 25th February taking place at Delta Marriott Hotel, Timbold Drive, Milton Keynes MK7 6HL and will start at 12:00; it is a public auction so you can just turn up on the day. please contact robinson and hall auctions for more information. robinsonandhallauctions.co.uk

Simpson and Weekley are delighted to offer this property in the charming cul-de-sac of Hillside Road, Wellingborough, this semi-detached property presents a wonderful opportunity for those looking to create their dream home. While the property does require some work, its potential is undeniable, making it an ideal project for buyers with a vision.

The location is particularly appealing, offering a peaceful environment while still being conveniently close to local amenities. Residents will appreciate the tranquillity of the cul-de-sac, which provides a safe and friendly atmosphere, perfect for families or those seeking a quieter lifestyle.

The property boasts a driveway, providing off-street parking, a valuable feature in today's market. This added convenience enhances the overall appeal of the home, allowing for easy access and additional space for visitors. To the rear, there is a large garden measuring in excess of 100 ft. which backs onto allotments.

With a little imagination and effort, this property can be transformed into a stunning residence that reflects your personal style. Whether you are a first-time buyer or an experienced investor, this home offers a fantastic opportunity to add value and create a space that truly feels like your own.

In summary, this semi-detached property on Hillside Road is a promising prospect for anyone looking to invest in a great location. With its potential for renovation and the benefits of a quiet cul-de-sac, it is certainly worth considering for your next home.

EPC ordered
Council Tax Band C

Price Guide £115,000



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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