



HARWOODS

Chartered Surveyors & Estate Agents



5 & 5a London Road, Wellingborough
Northamptonshire NN8 2BT

£180,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings

T : 01933 221616
E : lettings@harwoodsproperty.co.uk



5 & 5a London Road, Wellingborough, Northamptonshire NN8 2BT

Residential investment opportunity and ideal for any landlord looking to build an investment portfolio; TWO VACANT SELF CONTAINED ONE BEDROOM FLATS situated within just a few minutes walk of the town centre and within the town centre conservation area.

The one bedroom flats (No 5 on the ground floor and 5a upstairs) are both self contained with their own kitchen and shower room facilities. The properties do require some modest updating hence the affordable price and one of the flats will need to have some energy efficiency works to bring the EPC up to letting standards (the two flats have EPC ratings of E & F at present).

The two flats are currently Leasehold but the sellers also now own the Freehold for the flats as well and so will be including that within the sale. This will mean that the eventual buyer will own the freehold for the properties.

This is a chance to acquire TWO PROPERTIES at an affordable price and viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

5 LONDON ROAD - Ground Floor Flat (EPC Rating E)

Entrance Porch

Timber part glazed entrance door. Inner door to:

Living Room

12'11" x 12'4" (3.94m x 3.76m)

Night storage heater, gas convector heater, bow window to the front, doors off to kitchen, bedroom and lobby.

Kitchen

10'10" x 8'0" (3.30m x 2.44m)

Single drainer sink, base cupboards, base drawers, wall cupboards and worksurface areas. Plumbing for washing machine, gas cooker, Heatrae Sadia electric domestic water heater, gas convector heater, window to the front and door to shower room.

Shower Room

Shower enclosure and washbasin. Part tiled walls, extractor fan, electric towel radiator and door to WC.

WC

White close-coupled WC. Part tiled walls. Window to the rear

Bedroom

12'11" x 9'7" (3.94m x 2.92m)

Night storage heater, gas convector heater, electricity meter/ fuse board cupboard, window to the front and door to lobby.

Lobby

Storage cupboard and door to living room.

5A LONDON ROAD - First Floor Flat (EPC Rating F)

Entrance Hall

Timber part glazed entrance door and staircase rising to 1st floor accommodation.

First Floor Landing

Doors off to living room and bedroom.

Living Room

12'11" x 12'4" (3.94m x 3.76m)

Night storage heater, window to the front and door to kitchen.

Kitchen

10'9" x 8'0" (3.28m x 2.44m)

Single drainer stainless steel sink, base cupboards, wall cupboards and worksurface areas. Plumbing for washing machine, night storage heater, Main Medway gas domestic water heater, window to the front and door to shower room.

Shower Room

Shower enclosure and vanity washbasin. Part tiled walls. Door to WC

WC

Close-coupled WC, extractor fan and electric fan heater.

Bedroom

13'0" x 9'10" (3.96m x 3.00m)

Night storage heater, electricity meter/fuse board cupboard, loft access and window to the front.

Outside

The access to the two flats is on foot only from London Road. There is no vehicular access or off road car parking.

Council Tax Band

North Northamptonshire Council. The two flats are both Council Tax Band A

Referral Fees

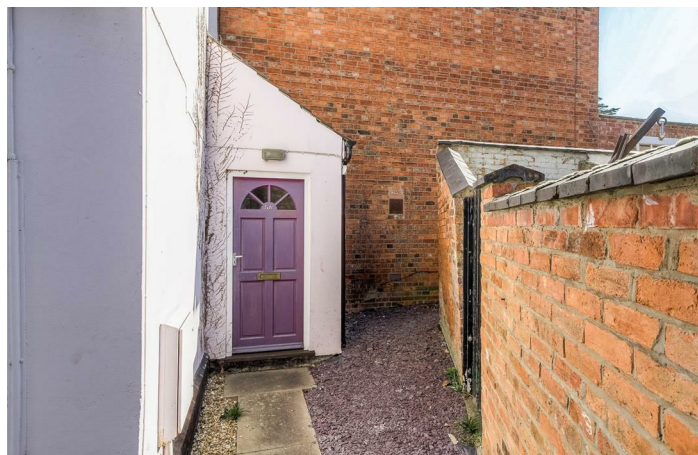
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

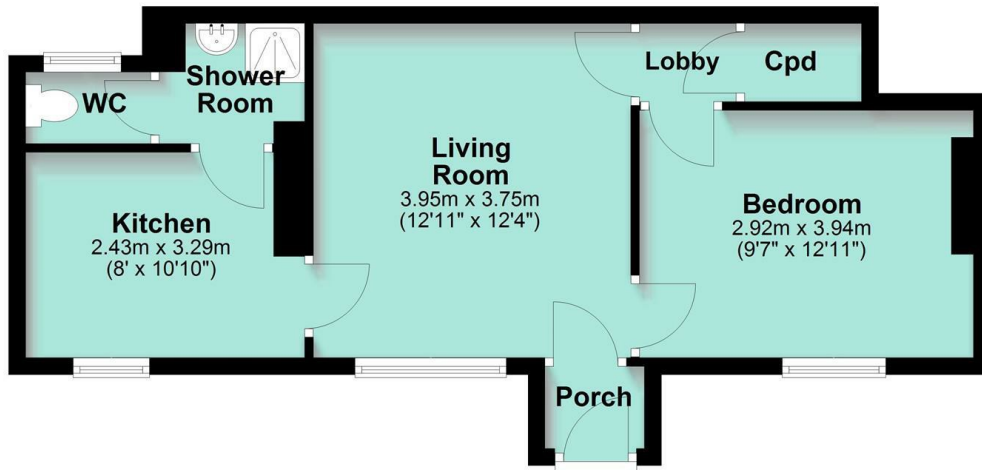




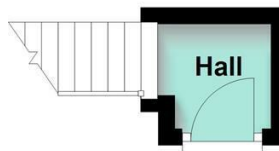
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Ground Floor Flat (no 5)



First Floor Flat (no 5A) - Ground Floor Entrance



First Floor Flat (No 5A)



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Plan produced using PlanUp.