

property details **approval form**

79 Bushland Road, Northampton, Northamptonshire, NN3 2NP

Date: 15 October 2025

Property Ref and Version: KIN108991 - 0004



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 74 Kingsley Park Terrace, Kingsley, NORTHAMPTON, Northamptonshire, NN2 7HH

T 01604 719461 **E** NorthamptonNorth@williamhbrown.co.uk

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>> **price**

guide price £230,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > No Onward Chain
- > Extended Rear
- > Off road parking
- > Three Bedroom Property
- > Two Reception Room
- > Gas radiator heating
- > EPC Rating: D

>> **short description**

William H Brown are pleased to bring to market this wonderful three bedroom, semi detached property, situated in the popular location of Northampton.

>> **long description**

An Impressive extended three-bedroom semi-detached family home, in the Headlands

We are pleased to offer for sale this beautifully presented and extended three-bedroom semi-detached property, ideally located in the highly sought-after area of The Headlands. Offered with no onward chain, this home is perfect for families looking for spacious and well-maintained accommodation in a desirable location.

The ground floor comprises an inviting entrance porch and hallway, a bay-fronted sitting room, and a refitted kitchen complete with integrated appliances. The real highlight is the extended dining/family area, featuring a stunning pitched ceiling that brings in an abundance of natural light - perfect for modern family living and entertaining.

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Upstairs, the property offers two generously sized double bedrooms, a further single bedroom, and a contemporary family bathroom.

Externally, the home benefits from an open-plan front garden with off-road parking, while the established rear garden offers a private and tranquil outdoor space.

Additional features include gas radiator central heating and uPVC double glazing throughout.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer

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>> room description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Entered via door to the front aspect and door leading to entrance hall.

Entrance Hall

Entered via door to the front aspect, Stairs rising to first floor landing, radiator and doors leading to all rooms.

Lounge

12' 6" x 12' (3.81m x 3.66m)

Double glazed Bay window to the front aspect and radiator.

Kitchen

17' 9" x 11' 3" (5.41m x 3.43m)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, tiling to splashback areas, electric oven and induction hob with cooker hood over, plumbing for washing machine, door to cupboard housing wall mounted boiler and double glazed window to the rear aspect.

First Floor Landing

Stairs rising from entrance hall, access to loft space and doors leading to all rooms.

Bedroom One

10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed Bay window to the front aspect and radiator.

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Bedroom Two

12' 6" x 10' 10" (3.81m x 3.30m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

7' 10" x 6' 5" (2.39m x 1.96m)

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, low level WC.

Externally

Front

Driveway providing off road parking with grassed area with trees and shrubs.

Rear Garden

Mainly laid to lawn with pathway leading to the rear aspect, shrubs and tree borders and fully enclosed with timber fencing.

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>> **property images**



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>> floor plan



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

>> approval

Signature		Date
Jade Price		15/10/2025
Mr T. Benjamin & Mrs Andria Benjamin		