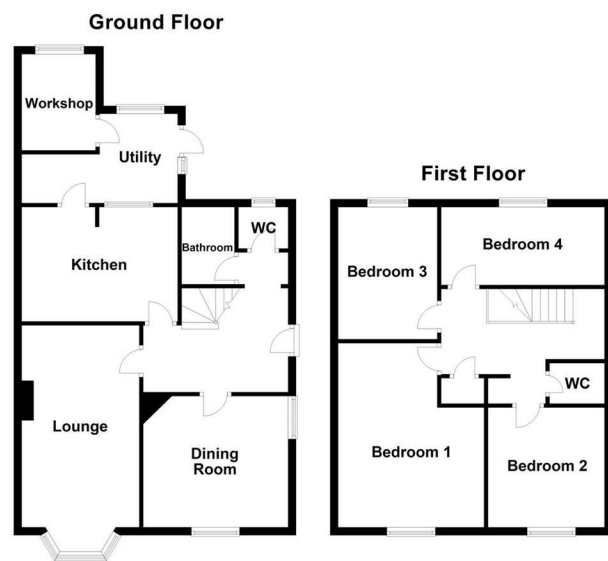




549 Wellingborough Road, Northampton, NN3 3HU



Not to scale. For illustrative purposes only



For auction £225,000

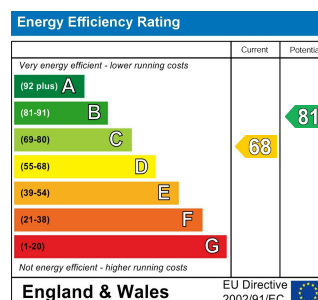
FOR SALE BY AUCTION ON WEDNESDAY 14TH FEBRUARY 2024 AT 11.00AM
SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £225,000 TO £245,000

VIEWINGS BY APPOINTMENT ONLY- (SAT 27/1/24, 03/02/24 & SAT 10/2/24 1PM-1:30PM)

A fantastic opportunity to purchase a four bedroom semi detached home situated opposite Abington Park central to Northampton in the popular area of Abington. The property is in need of renovation and would benefit from refitted kitchen, bathroom and redecoration throughout, there is an attractive sunny rear garden, pedestrian access to the side leading to a front garden that could be converted to off road parking. The property presents 1,100 square foot of internal floor space comprising entrance hall, lounge, dining room, separate bath and WC, open plan kitchen/breakfast room, utility and workshop, four bedrooms and a WC to the first floor.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

12'0 x 7'03

Entered via a part glazed timber front door, there are stairs rising to the first floor, carpet fitted, radiators connected and doors leading through to the lounge.

LOUNGE

16'08 x 9'09

A two casement window to the front elevation, feature gas fireplace with stone hearth and stone surround, TV and telephone points connected, carpet fitted.



DINING ROOM

10'10 x 9'04

A two casement window to the front elevation with radiator below, carpet fitted, stone fireplace to the corner which has been covered up and a window to the side elevation.



BATHROOM

6'04 x 4'04

Comprising of bath with shower tap over, hand wash basin, half tiled walls and a window to the rear elevation.



WC

3'06 x 4'02

Comprising of WC with a window to the rear elevation.

KITCHEN/BREAKFAST ROOM

12'11 x 9'05

Fitted with a range of floor and wall mounted cabinets, there is a three casement window to the rear elevation, composite worktops, tiled splash backs, integrated stainless steel sink with space for appliances, a further door leads to the utility area.



UTILITY AREA

13'02 x 7'04

Timber framed construction, electricity connected and a window overlooking the rear garden, a door to the side and a further door leading to the workshop.

WORKSHOP

Timber frame construction, electricity connected.

FIRST FLOOR

LANDING

Window to the side elevation, airing cupboard, carpet fitted, doors leading through to the bedrooms.

BEDROOM ONE

14'02 x 12'01

A casement window to front elevation with radiator below, carpet fitted, integrated wardrobes, space for a double bed.



BEDROOM TWO

9'11 x 9'07

Window to the rear elevation, space for a double bed, carpet fitted and radiator connected.



BEDROOM THREE

10'11 x 8'02

Window to the front elevation with radiator below, carpet fitted and space for a double bed.

BEDROOM FOUR

12'0 x 6'05

A single casement window to the rear elevation with radiator below and gas combination boiler fitted.

WC

4'07 x 3'0

Comprising WC with a window to the side elevation.

OUTSIDE

REAR GARDEN

On a split level, the raised garden is mainly laid to lawn with mature shrub borders, space for a vegetable patch at the rear with fenced boundary, outdoor shed, there is pedestrian access leading to the front for bin access.



FRONT GARDEN

Mainly laid to gravel and has been converted into parking with permission for a dropped kerb. It has the opportunity to be converted into parking.

SERVICES

Mains gas, water and electric.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus service from the Wellingborough Road to Northampton town centre. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will also be required to pay an administration charge of £900 (£750 plus VAT)

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium of £1200 (£1000 plus VAT)

HOW TO GET THERE

From Northampton town centre, proceed in an easterly direction on the A5123 towards Becketts Park, turn right at the traffic lights on the A428 heading towards Bedford Road, approaching the A45 roundabout take the first exit onto the A5095 Rushmere Road, proceed up the hill over the intersection with Billing Road and continue towards Abington Park. Upon approaching the traffic light intersection turn right onto the A4500 Wellingborough Road, proceed approximately half a mile where the property can be located on the left hand side.

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For further information on viewing call 01604 259773