



102 Bants Lane, Duston, Northampton, NN5 6AJ



For illustration purposes only - not to scale



**For auction £125,000**

FOR SALE BY AUCTION ON WEDNESDAY 14TH OF FEBRUARY 2024 AT 11AM

SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £125,000 TO £150,000

VIEWINGS BY APPOINTMENT ONLY- (MON 29/01/24, MON 05/02/24 & MON 12/02/24 11:30-12PM)

A mature two bedroomed semi-detached bungalow in need of complete refurbishment situated in the popular residential area of Duston. The accommodation comprises of entrance porch, entrance hall, lounge, kitchen, dining room, two bedrooms and a bathroom. Outside there is a front garden with off-road parking and overgrown rear garden. Cash buyers only

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

22 Bridge Street, Northampton, NN1 1NW

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## ACCOMMODATION

### ENTRANCE PORCH

Enter via uPVC double glazed front door, door to entrance hall, radiator, loft access and doors to;

### LOUNGE

16'8 x 10'2

Double glazed bay window to front, radiator and gas fire.

### KITCHEN

10'5 x 7'7

A range of base and eye level units, roll top worksurfaces, tiled splash backs, stainless steel sink and drainer, double glazed window and door to side, door to;

### DINING ROOM

12'6 x 9'9

Radiator, patio doors to;

### LEAN-TO CONSERVATORY

7'9 x 5,3

Patio doors to garden, door to;

### BEDROOM ONE

13'9 x 7'2

Radiator, window to rear.

### BEDROOM TWO

9'4 x 8'7

Radiator, window to front.

### BATHROOM

7'9 x 4'8

Comprise WC, wash hand basin, bath with shower, radiator, window to side.

### OUTSIDE FRONT GARDEN

Wrought iron gates giving off road-parking, garden main laid to lawn and bushes enclosed by stone walling, there is secure gated access to the side of the property from front to rear.

### REAR GARDEN

Enclosed by wood panel fencing, the rear garden is completely over-grown.

### LOCAL AMENITIES

Within the village there are a number of shops including a Bakery, Post Office and Hardware Store. The property is situated close to Sixfields Leisure Area which provides

Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

### SERVICES

Gas, water and electric are all connected.

### HOW TO GET THERE

From Northampton town centre proceed in the Westly direction onto the A4500 Weedon Road and at the end at the centre of St James fork right at the traffic lights are sign posted leading onto the A428 Harlestone Road. Proceed through Dallington and at the roundabout junction with Mill Lane turn left into Bants Lane and proceed down the hill where the property can be found on the left hand side.

### BUYERS PREMIUM CHARGE

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

### BUYERS ADMINISTRATION CHARGE

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