



# April Cottage, 6 Millway, Duston, Northampton, NN5 6ER



For illustration purposes only - not to scale

**GUIDE PRICE: £130,000**

FOR SALE BY AUCTION ON WEDNESDAY 12TH JUNE 2024 COMMENCING AT 11 AM - SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £130,000

**\*IMPORTANT NOTICE\*** The property will be opened for an open day, week commencing the 3rd of June, Please call to arrange.

An exclusive opportunity presents a Grade II listed three-bedroom cottage nestled in the heart of Duston Village. Despite its prestigious heritage, the property currently requires comprehensive restoration, notably due to the collapse of the thatch roof on the rear elevation, resulting in internal damage. Presenting an expansive floor area of approximately 850 sq ft, the accommodation encompasses an inviting entrance hall, a spacious kitchen/breakfast room, a characterful lounge, and a WC. Ascending to the first floor reveals three generously proportioned bedrooms and a bathroom. Complementing the dwelling are front and rear gardens, further enhanced by off-road parking facilitated by double gates on the side. There is a right of way for access to the rear garden over a gravel driveway owned by the neighbouring property.

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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	

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## ACCOMMODATION

### ENTRANCE HALL

13'02 x 3'07

Entered via a solid wood front door there damage to the ceiling and a quarry tile floor with doors leading to:-

### KITCHEN/BREAKFAST

15'00 x 8'09

Fitted with a range of floor and wall-mounted cabinets with composite worktops, there is space for a gas cooker with windows to the front elevation and patio doors leading to the rear garden.

### BREAKFAST AREA

Damage to the ceiling and access to the Vaillant Boiler situated in a storage cupboard.



### LOUNGE

16'08 x 14'00

Windows to the front and rear elevations, there are stairs rising to the first floor with storage under. There is a stone inglenook fireplace and window to the side.

### WC

4'03 x 4'00

A window to the rear elevation with damage to ceiling.

### FIRST FLOOR

### LANDING

6'06 x 5'03

Visible damage to the roof with doors leading to:-

### BEDROOM ONE

13'04 x 9'06

Window to the side elevation, there is space for a double bed and built-in wardrobes. There is serious damage to the roof.

### BEDROOM TWO

12'05 x 10'03

A window to the front elevation with space for a double bed.



### BEDROOM THREE

7'05 x 7'02

Window to the front elevation with wood floor.



### BATHROOM

No visual inspection.

### OUTSIDE

The front garden is mainly laid to the lawn and has a pedestrian path from the pavement and access from the side.

### REAR GARDEN

Not inspected, please refer to the plan and the photos.



### DRIVEWAY

The driveway is owned by the neighbouring property 6a. There is vehicular right of way to allow for off-road parking in the rear garden through the double gates. Please do not park or inspect.



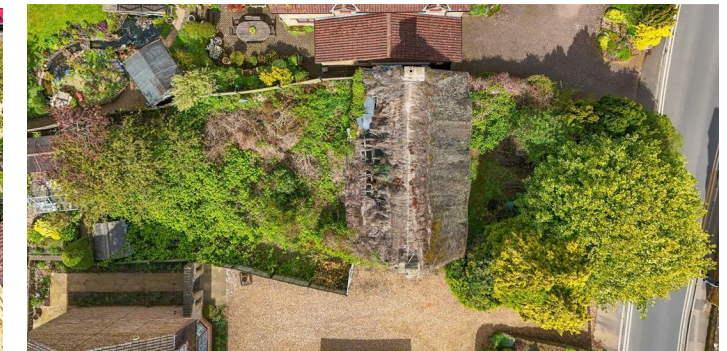
### HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A4500 passing Northampton Train Station and continuing towards St James. Take the left-hand lane past Franklins Gardens continue along the A4500 and take a right-hand turning at the main traffic lights leading onto Duston Road. At the traffic lights proceed left onto Tollgate Way taking the first right onto Main Road and entering the village of Duston. At the roundabout take the first exit onto Millway where the property can be found on the right-hand side.

### SERVICES

Mains gas, drainage, water and electricity are connected,

none of the services have been tested and the gas meter has been removed.



### 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 PREMIUM CHARGES

The purchaser will be required to pay a buyers premium charge of £1800 (£1500 plus VAT).

### BUYERS ADMINISTRATION CHARGE

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

For further information on viewing call 01604 259773