



charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

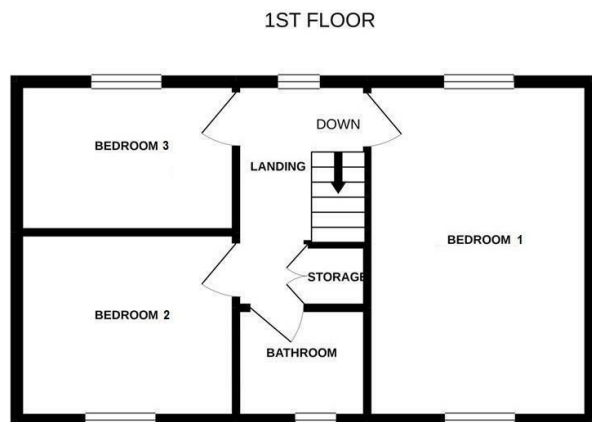
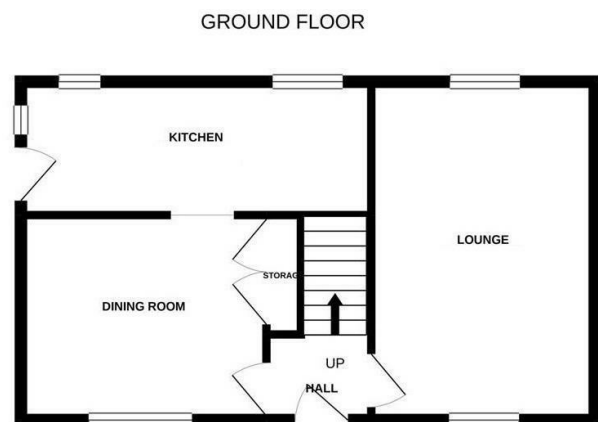
The purchaser will be required to pay an administration charge of £950 plus VAT.



BUYER'S PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £2,500 plus VAT.

BUYER'S ADMINISTRATION CHARGE



TOTAL FLOOR AREA : 853 sq.ft. (79.3 sq.m.) approx.

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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	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



35 Wellingborough Road, Broughton, Kettering, NN14 1PD



AUCTION GUIDE PRICE: £250,000

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

GUIDE PRICE £250,000 TO £285,000

VIEWINGS BY APPOINTMENT ONLY - SATURDAY 18TH, 25TH MAY AND 1ST, 8TH JUNE 11.45 TO 12.15PM

A rare development opportunity to purchase a three-bedroom semi-detached house in Broughton village with planning permission to build an additional detached three bedroomed house on the plot. The existing house is vacant with lounge, dining room and kitchen, three bedrooms and bathroom to the first floor. The property requires some updating. The double plot extends to approx 0.14 acre with space to build a new two storey house of 1270 square feet with shared driveway Application Number NK/2022/0747

9 Westleigh Office Park, Northampton, NN3 6BW

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EXISTING HOUSE

ACCOMMODATION

GROUND FLOOR

HALL

Approached via a replacement front door, there are stairs rising to the first floor and doors to:-

LOUNGE

14'11 x 10'07

Windows to the front and rear elevation with wood effect floor and TV points connected.



DINING ROOM

11'07 x 8'02

A window to the front elevation with storage under the stairs, there is carpet fitted and this room opens to:-



KITCHEN

16'08 x 6'04

Floor and wall-mounted units with composite work surfaces with tiled splashback and floors. There is space for a cooker, washing machine and fridge freezer with a stainless steel sink and drainer. There are windows to the rear and side elevation with a door to the side leading to the rear garden.



LANDING

9'10 x 3'04

Carpet fitted with doors to:-

BEDROOM ONE

15'03 x 10'08

Space for double bed with windows to the front and rear elevation and carpet fitted.



BEDROOM TWO

10'04x 8'06

A three-casement window to the front elevation with carpet fitted and space for a double bed.

BEDROOM THREE

9'11 x 6'05

With a single casement window to the front, there is space for a single bed and carpet fitted.

BATHROOM

6'02 x 4'11

Suite comprising bath with shower mixer tap over, WC and hand wash basin with a window to the rear. There is a tiled wall to the bath.

OUTSIDE

REAR GARDEN

Mainly laid to the lawn, the garden to the rear of the property is well-maintained with mature shrubs.



FRONT DRIVE

The current vendor has gone to the expense of installing a dropped kerb to service both properties.



GARAGE

There is a double garage to the side.

PROPOSED DWELLING

PLANNING PERMISSION

Consent allows the demolition of the existing double garage to build a three bedroom detached two storey house. Planning reference: NK/2022/0747 The new home will extend to approximately 1270 square feet with three bedrooms, master suite and family bathroom, hall, two reception rooms, cloakroom and open plan kitchen/dining room opening to the rear garden. The development will be exempt from Community Infrastructure Levy and certain planning conditions have been approved.



HOW TO GET THERE

From Northampton town centre take the A43 in a northerly direction signposted towards Kettering for approximately six miles. At the Mawsley roundabout take the third exit to head back towards Northampton and take the first left heading into the village of Broughton. Upon entering the village proceed on Northampton Road and turn right onto Wellingborough road where the property can be found on the left hand side before Hutchinson Avenue.

SERVICES

Mains gas, water, electricity and drainage are connected. The existing house has gas fired central heating from a combi boiler. None of these services have been tested.

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

For further information on viewing call 01604 259773