



within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

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



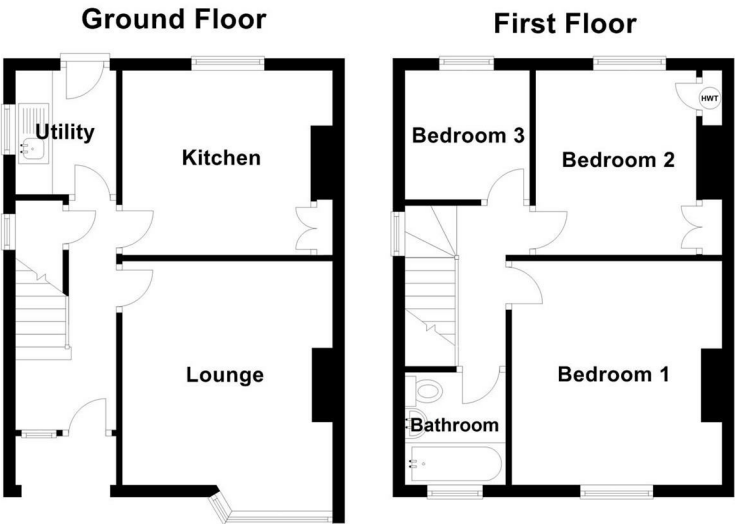
BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,100 (£1,750 plus VAT)

HOW TO GET THERE

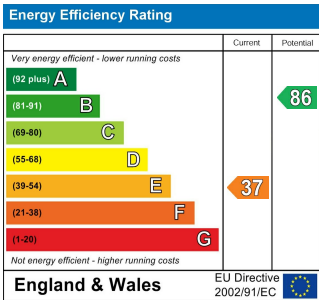
From Northampton proceed in a westerly direction along the A4500 dual carriage way from Sixfields signposted towards the M1 junction 16. At the Kislingbury roundabout junction with Sandy Lane continue straight on along the dual carriage way and then take the first turning right signposted to Harpole. Proceed into the village along Northampton Road and then bear left into High Street and follow this road as it winds through the village leading into Upper High Street. On passing the Parish Church continue straight on where the property stands on the left hand side.

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Not to scale. For illustrative purposes only

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**23 Upper High Street, Harpole, Northampton,
Northamptonshire, NN7 4DJ**



For Auction - Guide £175,000 to £195,000

FOR SALE BY AUCTION ON WEDNESDAY 18TH SEPTEMBER 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £175,000 TO £195,000

VIEWINGS BY APPOINTMENT ONLY - SATURDAY 14TH SEPTEMBER 10.30AM TO 11.00AM

A traditional semi detached three bedroomed house with first floor bathroom, living room, kitchen and utility room, now in need of complete refurbishment throughout. The property has attractive gardens to the front and rear and is situated in an edge of village location backing directly onto and overlooking open farmland. The property has potential to extend subject to planning permission and would make an ideal low cost refurbishment project.

23 Upper High Street, Harpole, Northampton, Northamptonshire, NN7 4DJ

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

12'6 x 5'5

Approached through an integral porch through a panelled door with glazed window with stained glass panels. The hall contains the stairs rising to the first floor with an under stairs storage cupboard.

LIVING ROOM

13'7 x 11'6

With a four casement half bay window to the front elevation this room has an open hearth tiled fireplace, contains a picture rail and an electric night storage radiator.



KITCHEN

11'4 x 9'11

With floor and wall cabinets with laminated working surfaces and an electric cooker point, there are built in cupboards and drawers and a three casement window overlooking the rear garden.



UTILITY ROOM

6'9 x 5'5

Also with floor and wall cabinets with laminated working surfaces with

one and a half bowl Asterite sink unit, there is a window to the side elevation and a partly glazed door opening directly to the rear garden.



FIRST FLOOR

LANDING

With two casement PVCU window to the side and with panelled doors opening to:-

BEDROOM ONE

12'1 x 11'7

With an open hearth fireplace, storage radiator and window to the front elevation.



BEDROOM TWO

10'0 x 9'0

With open hearth cast iron fireplace with airing cupboard to the side with hot water cylinder and with three casement window overlooking the rear garden and views beyond.



BEDROOM THREE

6'11 x 6'10

With window to the rear elevation.

BATHROOM

6'0 x 5'6

With a white suite of panelled bath, bracket wash basin and WC. Window to the front elevation.



OUTSIDE

The property stands back from Upper High Street behind a lawned front garden with established shrubs and a pathway leads along the side through a pedestrian gate leading to the rear garden.



REAR GARDEN

The rear garden is approached by a paved terrace bounded in part by established hedging and close boarded fencing and at the far end there is brick built outhouse.



SERVICES

Mains water, electricity and drainage are connected. Space heating is in part through electric night storage radiators.

LOCAL AMENITIES

Within the village of Harpole there is a Village Store/Newsagents, The Parish Church of All Saints and The Turnpike Hotel/Restaurant. The Harpole Primary School is located in Larkhall Lane and Secondary Schooling is at Bugbrooke Campion School with private schooling available at Quinton House at Upton and Northampton School for Girls. Access to the M1 motorway Junction 16 is approximately three miles away and the main line station to Northampton London Euston is situated at Castle Station in Northampton.

COUNCIL TAX

West Northants Council - Band C

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

For further information on viewing call 01604 259773