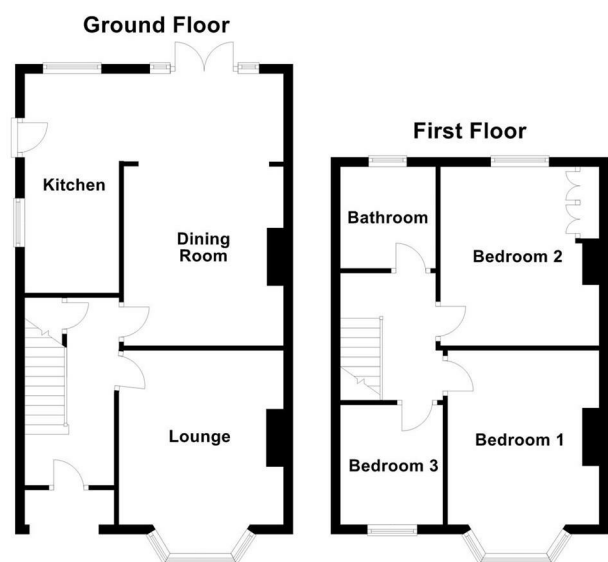




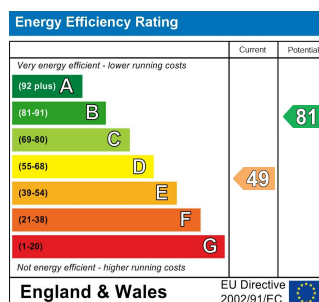
old bus station and take the first left hand turning onto Bowden Road where the property can be found on the right hand side.

DOIRM31072024/9898



Not to scale. For illustrative purposes only

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45 Bowden Road, Northampton, NN5 5LT



For Auction - Guide £125,000 to £150,000

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 18TH OF SEPTEMBER 2024 COMMENCING AT 11:00AM

SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £125,000 TO £150,000

VIEWINGS BY APPOINTMENT ONLY - SATURDAY 14TH SEPTEMBER 10:30AM TO 11:00AM

An extended bay fronted semi-detached house situated at the end of a cul-de-sac location within the St. James area of Northampton. The ground floor extension provides an extended dining room with French doors to the rear garden and larger kitchen. The accommodation comprises; entrance hall, sitting room, dining room and kitchen on the ground floor. On the first floor are three bedrooms and a family bathroom. The property requires complete modernisation and would make a lovely family home or an investment opportunity.

45 Bowden Road, Northampton, NN5 5LT

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via leaded light front door to entrance hall. Double glazed window to front aspect. Staircase ascending to first floor with cupboard under. Doors to sitting room and dining room.

SITTING ROOM

14' x 11'4

Walk-in double glazed bay window to front aspect. Feature fireplace. Radiator.



DINING ROOM

18'9 x 11'0

Double glazed French doors to rear garden with double glazed side panels. Feature fireplace. Walk through to kitchen.



KITCHEN

8'9 x 6'6

Base and eye level units comprising sink unit. Gas and electric cooker points. Double glazed window to side aspect. Glazed door to side.



FIRST FLOOR

LANDING

Access to loft space. Double glazed window to side aspect. Doors to;

BEDROOM ONE

13' (into bay) x 9'8

Walk-in double glazed bay window to front aspect. Radiator.



BEDROOM TWO

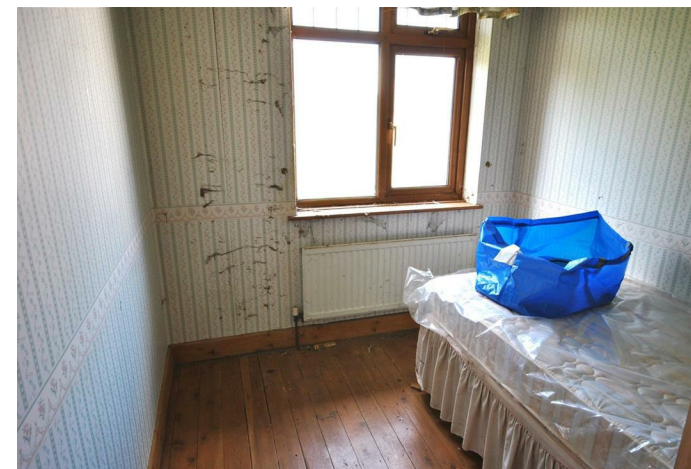
12'4 x 10'9

Double glazed bay window to rear aspect. Radiator. Built-in wardrobes



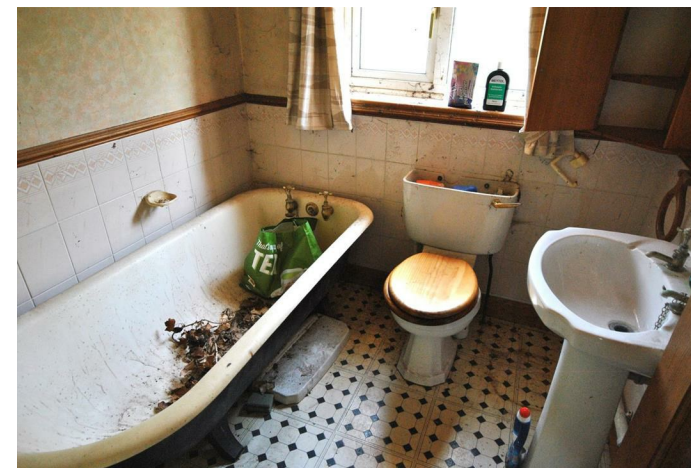
BEDROOM THREE

Double glazed bay window to front aspect. Radiator.



BATHROOM

Three piece suite comprising; freestanding bath, wash hand basin and low flush wc. Tiled splash back areas. Frosted double glazed window to rear aspect.



OUTSIDE

REAR GARDEN

Enclosed rear garden which will need attention as overgrown.

SERVICES

Gas, electric, water and mains drainage connected. (These have not been tested)

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

There are a number of shopping facilities including Supermarkets, Banks, a Bakery, and Post Office with further facilities located in Northampton town centre. A bus service runs from the Harlestone Road and Weedon Road to the town centre. Northampton's Castle Station provides a mainline service to London Euston and is situated within half a mile. Motorway access to the M1 is via the A4500 Weedon Road, west to Junction 16 and the A508 London Road south to Junction 15. Local schooling includes St James CEVA Primary School with upper schooling at The Duston School in Berrywood Road, Duston.

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

BUYER'S PREMIUM CHARGE

The purchaser will be required to pay a buyer's premium charge of £1,800 (£1,500 plus VAT).

HOW TO GET THERE

From Northampton town centre proceed in a easterly direction on the A4500 towards St James, upon approaching the Church's shoe factory proceed past the

For further information on viewing call 01604 259773