



LOCAL AMENITIES

Welford lies approximately fourteen miles north of Northampton and offers transport links to the M1, M6 and A14 and only a short drive to the popular market town of Market Harborough. The nearest train stations are Market Harborough, Long Buckby and Rugby, all within a short drive. The Market Harborough station is located on the Midland Mainline service to London St Pancras, and Rugby and Long Buckby stations are located on the Virgin and Midland lines. Welford is positioned on the River Avon, enjoying a rural setting with surrounding countryside. Welford offers its own village shop, post office, parish church, coffee and gift shop, petrol station and public house. There is a well regarded primary school within the village and secondary schooling at the highly respected Guilsborough Academy.

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 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 £1,140 (£950 plus VAT).

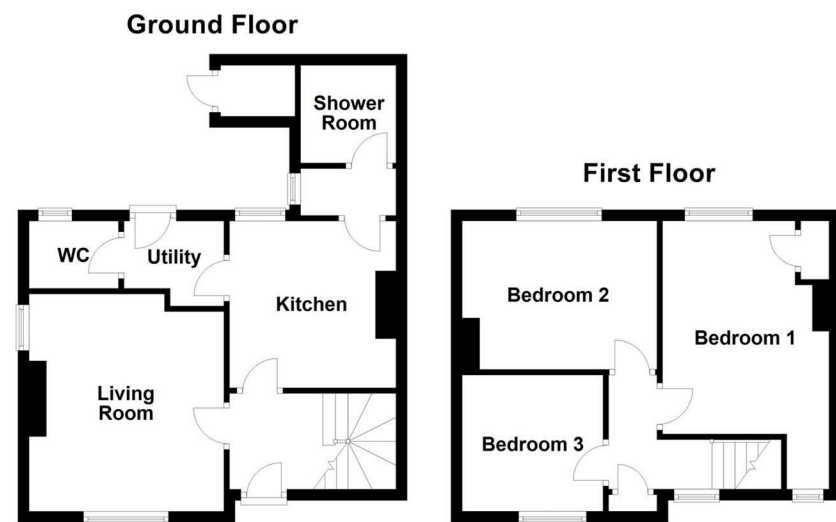
BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,140 (£950 plus VAT)

HOW TO GET THERE

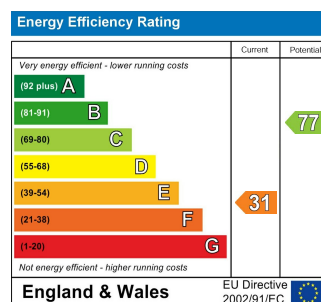
From Northampton proceed in a northerly direction along the A508 Kingsthorpe Road and bear left onto the A5199 Welford Road. Proceed out of the town and through the villages of Chapel Brampton, Spratton, Creaton and Thornby. Continue straight over the A14 at junction 1 and after a further two miles proceed into the village of Welford. The property is along on the left.

DOIRM07082024/9940



Not to scale. For illustrative purposes only

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22 Northampton Road, Welford, NN6 6HP



For Auction - Guide £230,000 To £260,000

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

SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £230,000 TO £260,000

VIEWINGS - BY APPOINTMENT ONLY - FRIDAY 23RD AUGUST 10.00AM TO 10.30AM

A recently decorated mature semi-detached house situated on the outskirts of Welford village. The property has also had newly fitted carpets throughout and has beautiful countryside views to the front. The accommodation is set over two floors and comprises; entrance hall, sitting room with provision for an open fireplace, kitchen, utility, cloakroom, inner hall and shower room on the ground floor. On the first floor are three bedrooms. Outside is a shared driveway with access to a five bar gate, which can be adjusted to provide private off road parking into the garden.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a double glazed front door to entrance hall with stairs rising to the first floor and doors leading to:-

SITTING ROOM

12'9 x 11'6

A double glazed window to the front aspect with electric radiator under, feature open fireplace and a double glazed window to the side.



KITCHEN

Fitted with a range of base and eye level units comprising single drainer sink unit with mixer tap and cupboard under, feature fireplace, roll edge work surfaces and tiled splashback areas, wall mounted electric heater, double glazed window to the rear aspect, electric cooker point and a double glazed door to the rear hallway and a door leading to:-



UTILITY ROOM

5'11 x 5'0

Plumbing for an automatic washing machine, eye level cupboard unit, frosted double glazed door to the rear garden and door to:-

CLOAKROOM

A two piece white suite comprising low flush WC and pedestal wash hand basin, frosted double glazed window to the rear elevation.

REAR HALL

A frosted double glazed window to the side elevation and a door to:-

SHOWER ROOM

A two piece suite comprising corner shower unit and wash hand basin with a mixer tap, frosted double glazed window to the rear elevation.



FIRST FLOOR

LANDING

Two double glazed windows to the front elevation with country views, access to loft space and door to built in cupboard, wall mounted electric heater and doors leading to:-

BEDROOM ONE

16'2 x 9'10

Dual aspect room with double glazed window to the front aspect with countryside views and double glazed window to the rear elevation, a feature cast iron fireplace and a door to the airing cupboard.



BEDROOM TWO

11'4 x 8'10

A double glazed window to the rear elevation.



BEDROOM THREE

8'4 x 8'0

A double glazed window to the front elevation with open countryside views.



OUTSIDE

REAR GARDEN

A cottage garden approximately 60 foot in length and laid to lawn in two parts with well stocked flower and shrub tree borders, brick built storage shed and a timber garden shed. The rear garden is enclosed by fencing with a five bar gate for access onto the shared driveway. There is also a right of way access.



FRONT GARDEN

Mainly laid to lawn with manicured 8 foot hedge row.



VIEW



SERVICES

Main drainage, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band C

For further information on viewing call 01604 259773