



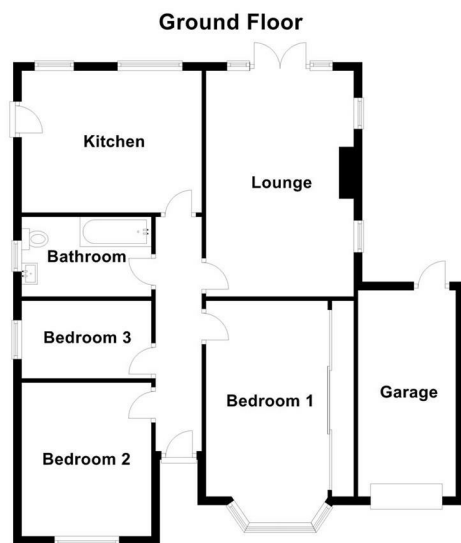
sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYER'S PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £3,000 (£2,500 plus VAT).

BUYER'S ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).



Not to scale. For illustrative purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



115 Ardington Road, Northampton, NN1 5LS



FOR AUCTION - GUIDE £225,000 TO £250,000

FOR SALE BY AUCTION ON WEDNESDAY 18TH SEPTEMBER 2024 COMMENCING AT 11:00 am
SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £225,000 - £250,000

VIEWINGS BY APPOINTMENT ONLY - SATURDAY 14TH SEPTEMBER 13.00PM TO 13.30PM

One of only two bungalows on Ardington Road, this rare opportunity doesn't come around too often. Presented is a three-bedroom detached bungalow which would benefit from renovation. The property extends to approximately 950 sq ft and can be extended into the roof and to the rear with the appropriate planning permission. The accommodation comprises three bedrooms, a family bathroom, lounge and kitchen. There is a fabulous rear garden with a high degree of privacy, off-road parking to the front and access to a single garage.

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ACCOMMODATION

ENTRANCE HALL

18'01 x 3'05

Entered via a part glazed door there is carpet fitted and doors to:-

LOUNGE

17'05 x 11'04

Windows to the side elevation and patio doors to the rear there is carpet and a gas fire fitted.



KITCHEN

Fitted with a range of floor and wall mounted cabinets there are windows to the rear elevation and door to the side. There is space for appliances.



BEDROOM ONE

A bay window to the front elevation and space for a double bed, there are built-in wardrobes and a radiator connected.



BEDROOM TWO

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



BEDROOM THREE

A window to the side with space for a single bed.



BATHROOM

Suite comprising bath with WC and hand wash basin with a window to the side elevation.



OUTSIDE

REAR GARDEN

A wonderful private rear garden with a paved patio, area laid to lawn and mature shrub borders. There is pedestrian access to the garage and to:-



FRONT

Mainly laid to concrete and paving with off-road parking for one vehicle and access to:-



GARAGE

A single garage with up and over door to the front and electricity connected.

SERVICES

Mains gas, water and electricity are connected. None of these services have been connected.



HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along Billing Road, passing the General Hospital and St Andrews Hospital. Continue eastwards towards the Northampton School for Boys and turn left into Ardington Road and the property can be found on the right-hand side.

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

For further information on viewing call 01604 259773