

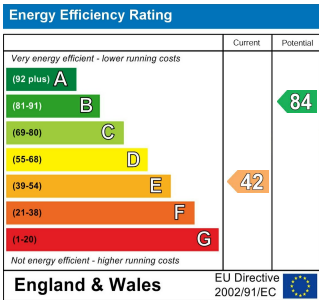


**BUYERS PREMIUM CHARGE**  
The purchaser will also be required to pay a buyer's premium of £1,200 (£1,000 plus VAT).

**HOW TO GET THERE**  
From Northampton town centre take the Kettering Road passing East Park Parade and the Racecourse. At the traffic light intersection turn left into Kingsley Road and proceed over the next set of traffic lights. At the mini roundabout turn right into Fairway and continue along this road and take the first turning on your left into Greenview Drive where the property can be found half way along on the left hand side.

**DOIMB07082024/9942**

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# 45 Greenview Drive, Links View, Northampton, NN2 7LB



## For Auction - Guide £175,000 to £200,000

FOR SALE BY AUCTION ON WEDNESDAY 30TH APRIL 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION  
GUIDE PRICE: £175,000 TO £200,000  
A mature two bedroomed detached bungalow with garage situated on a quiet road in the popular residential area of Links View. The accommodation comprises entrance porch, inner hallway, lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is a front garden with driveway leading to the garage. The overgrown good size rear garden enjoys a sunny aspect and a high degree of privacy. The property has full planning permission to convert into a two storey house, full details can be found using the reference 2024/0612/FULL on the West Northamptonshire Councils Planning website.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
[www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

# 45 Greenview Drive, Links View, Northampton, NN2 7LB

## ACCOMMODATION

### ENTRANCE PORCH

Enter via a UPVC double glazed front door with obscure glass and door leads to:-

### INNER HALLWAY

10'4" x 6'11"

Radiator, loft access and doors to:-

### LOUNGE/DINER

13'8" x 10'5"

UPVC double glazed window to the rear, original fireplace with tiled heart and surround and double radiator.



### BEDROOM ONE

13'5" x 10'5"

UPVC double glazed bay window to the front and radiator.



### BEDROOM TWO

9'5" x 7'5"

UPVC double glazed window to the front and radiator.



### BATHROOM

6'2" x 6'2"

Suite comprising panelled bath, WC, wash hand basin, radiator and a UPVC double glazed window with obscure glass to the side.



### OUTSIDE

#### FRONT GARDEN

The front garden is mainly laid to lawn, enclosed by brick walling, wrought iron gate looking onto driveway and leading to the garage. Wrought iron gate and path to the side of the property with secure gated access to the side.

#### SINGLE GARAGE

Up and over door, power and lighting and access door to the garden.

#### REAR GARDEN

The overgrown rear garden is a good size with an outbuilding and enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and a high degree of privacy.



### SERVICES

Main drainage, gas, water and electricity are connected.



### COUNCIL TAX

West Northamptonshire Council - Band C

### LOCAL AMENITIES

At St Matthew's Parade and Kingsthorpe there are various shopping facilities including Post Office, Chemist, Off Licence and a Bakery. There is a Morrisons and a Waitrose Supermarket approximately a mile away. Additional facilities are available in Northampton town centre. Northampton Castle Railway Station offers main line services to London Euston and Birmingham New Street.

### BUYERS ADMINISTRATION CHARGES

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



### KITCHEN

9'4" x 7'4"

Fitted with a range of base and eye level units, tiled splashbacks, stainless steel sink and drainer, storage cupboard, gas wall mounted boiler, plumbing for washing machine, UPVC double glazed window to the rear and door to the rear garden.

For further information on viewing call 01604 259773