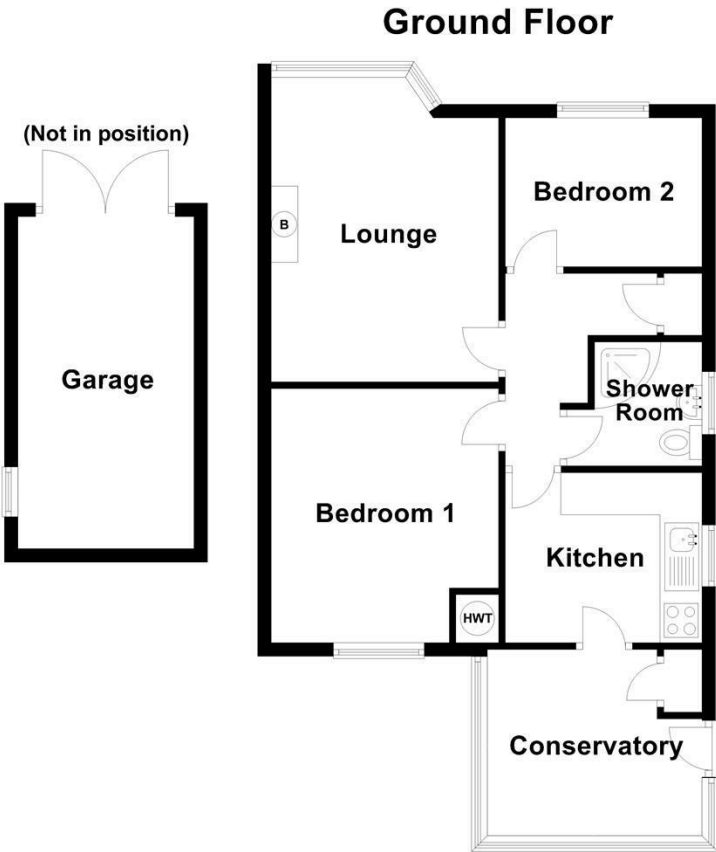




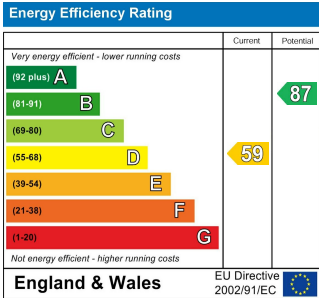
onto Cedar Way and proceed up the hill passing the hair salon and day nursery and then turn left into Plumtree Avenue where the property stands on the left hand side.

DOIRG12072024/9919



Not to scale. For illustrative purposes only

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31 Plumtree Avenue, Wellingborough, Northamptonshire, NN8 4SG



For Auction - Guide £165,000 to £180,000

FOR SALE BY AUCTION ON WEDNESDAY 30TH APRIL 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £165,000 TO £180,000

VIEWINGS - BY APPOINTMENT ONLY SATURDAY 19TH AND 26TH APRIL 2025 10.00AM TO 10.30AM

This traditional semi detached two bedroom bungalow stands in an established residential location on the northern outskirts of Wellingborough and is offered with vacant possession requiring some modernisation and refurbishment. The interior includes living room, two bedrooms, shower room, kitchen and conservatory together with gardens to the front and rear, private driveway parking and a detached single garage.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
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ACCOMMODATION

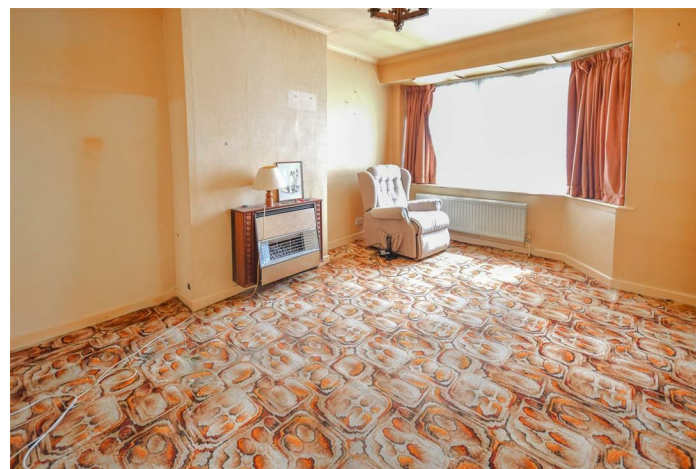
ENTRANCE HALL

Approached through an integral porch there is a panelled glazed door leading to the hall where there is a roof void access hatch and a meter cupboard housing the gas meter. Doors lead to:-

LOUNGE

14'0 x 11'0

With a half bay PVCU window to the front elevation this room has a coved ceiling and fitted gas fire with back boiler.



KITCHEN

9'6 x 8'1

Fitted with floor and wall cabinets with laminated working surfaces incorporating a stainless steel sink unit, there is a Belling electric cooker with ceramic hob and there is space for a fridge. A window opens to the side elevation and a glazed door leads to:-



CONSERVATORY

9'9 x 8'11

Constructed on a brick base with PVCU double glazed windows beneath a monopitch polycarbonate roof there is a central heating radiator, light and power and an integral utility closet with plumbing for an automatic washing machine. A door opens to the driveway.



BEDROOM ONE

12'3 x 11'0

With a range of fitted wardrobes with headboard recess and cupboards over there is a fitted airing cupboard with hot water cylinder and a two casement window overlooking the rear garden.



BEDROOM TWO

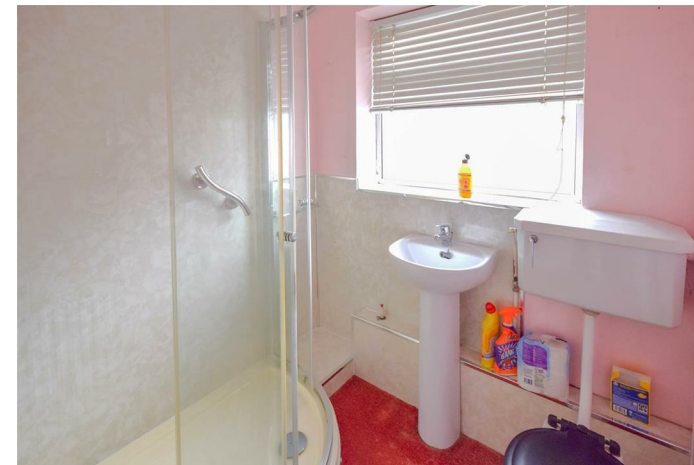
9'5 x 7'2

With a coved ceiling and two casement PVCU window to the front elevation.

SHOWER ROOM

6'5 x 6'0

With a white suite of quadrant shower with Aqua boarding, Heatstore aqua power shower, pedestal wash basin and WC. There is a PVCU window to the side elevation.



OUTSIDE

The bungalow stands back from Plumtree Avenue behind a dwarf brick wall surmounted by an established mixed hedge and the private concrete driveway leads past a front lawn which is part bounded by a mature privet hedge. The driveway continues along the side of the property to the detached garage at the rear.

GARAGE

16'8 x 7'6

Constructed of brick with a monopitch felt roof and approached through double leaf timber doors, there is a window to the side elevation.

REAR GARDEN

Approached by a crazy paved terrace which leads onto an area of lawn bounded by flower borders with mature shrubs and a pathway leading to a timber garden store. The boundaries are of close boarded fencing.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired back boiler. The property has the benefit of replacement PVCU double glazing.

COUNCIL TAX

North Northamptonshire Council - Band B

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 £1,800 (£1,500 plus VAT).

HOW TO GET THERE

From the centre of Wellingborough proceed in a northerly direction along the A5193 to Broad Green and then fork right onto the Harrowden Road continuing along the A5193 heading north. Turn right into The Pyghtle and then first left onto Ridgeway following the road as it bears right. Ridgeway runs into Oakway and then take the turning right

For further information on viewing call 01604 259773