



LOCAL AMENITIES

Bozeat is a larger village situated off the A509 between Wellingborough and the Georgian town of Olney. The village has a 12th century church, a well-regarded primary school as well as a village shop and public house. Milton Keynes has excellent shopping and leisure facilities and a main line station with trains to London Euston in about 35 minutes. Trains from Wellingborough to St. Pancras take 55 minutes. Secondary schooling is at Wollaston.

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

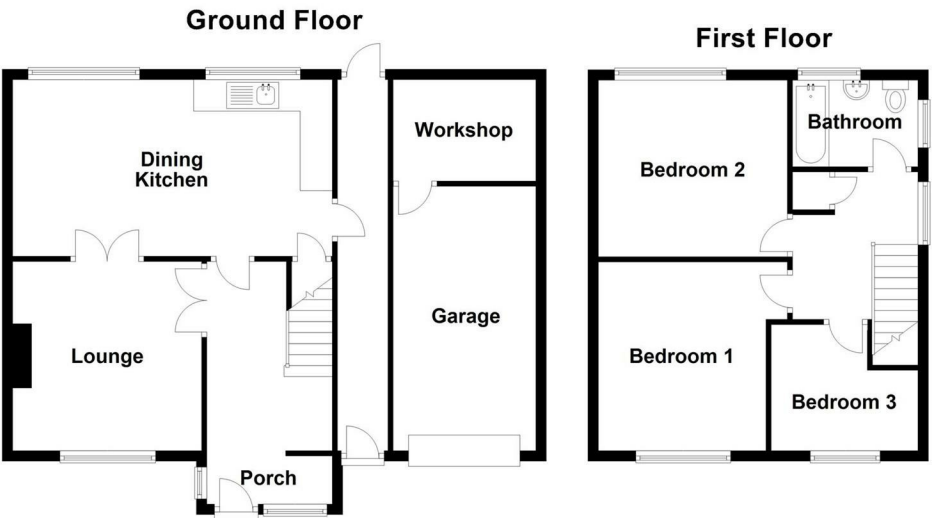
The purchaser will be required to pay a buyers premium charge of £1,200 (£1,000 plus VAT).

HOW TO GET THERE

From Wellingborough town centre proceed in a westerly direction along the A5128, passing Dale End park. After the park, take your second turning on the left down Gillitts Road. At the bottom of the road turn right on to Henshaw Road and then first right again onto Kilby Close where the property can be found on the right-hand side.

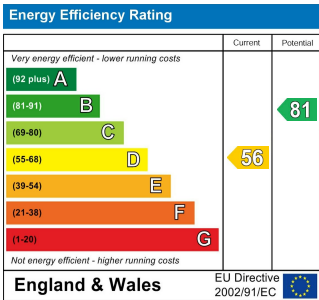


1 Kilby Close, Wellingborough, Northants, NN8 2BG



Not to scale. For illustrative purposes only

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

FOR SALE BY AUCTION ON WEDNESDAY 2ND JULY 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £175,000 TO £200,000

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 21ST AND 28TH JUNE 12.15PM - 12.45PM

A mature and spacious three bedroomed, semi-detached property with a garage situated on a good sized plot in a quiet cul-de-sac in the popular Northamptonshire town of Wellingborough. The property has had a partial refurbishment and has materials included in the sale. The accommodation comprises; entrance hall, lounge and kitchen/diner. To the first floor are three bedrooms and a refitted family bathroom. Outside is a front garden and driveway giving off-road parking leading to the garage. The large rear garden is mainly laid to lawn and enjoys a sunny aspect and privacy.

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

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 259773 F: 01604 232627

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Enter via uPVC double glazed front door with uPVC double glazed windows to side with obscure glass. Archway too:-

#### ENTRANCE HALL

12 x 8'1

Stairs to first floor, double radiator.



#### LOUNGE

12'6 x 11'9

uPVC double glazed windows to front. Archway too:-



#### KITCHEN/DINER

20'2 x 9'6

A range of base and eye level units, oven hob, stainless steel sink and drainer with mixer tap. There is a pantry, two uPVC double glazed windows to rear, radiator and uPVC double glazed door to side.



### FIRST FLOOR

#### LANDING

uPVC double glazed window to side, loft access and storage cupboard housing the wall mounted gas combination boiler. Doors too:-

#### BEDROOM ONE

12 x 11'1

uPVC double glazed window to rear and radiator.



#### BEDROOM TWO

11'9 x 10'7

uPVC double glazed window to front and radiator.



#### BEDROOM THREE

9'2 x 7'9

uPVC double glazed window to front and radiator.



#### BATHROOM

8 x 5'5

Refitted suite comprises WC, wash hand basin and wood panel bath with Mira shower and glass screen. The bathroom is fully tiled with chrome wall mounted towel radiator and uPVC double glazed window with obscure glass to rear.



### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn with pathway to front door and driveway to side giving off-road parking and leading to the garage.

#### SINGLE GARAGE

Larger than usual and has an up and over door and workshop area to the rear. Power and lighting. There is also an under cover side passage giving access from front to rear and access to garage.

#### REAR GARDEN

Large rear garden which is mainly laid to lawn, enclosed by wood panel fencing and enjoys a sunny aspect and privacy.



### SERVICES

Gas, water and electrics are connected.

### COUNCIL TAX

Tax Band C - North Northamptonshire Council.

For further information on viewing call 01604 259773