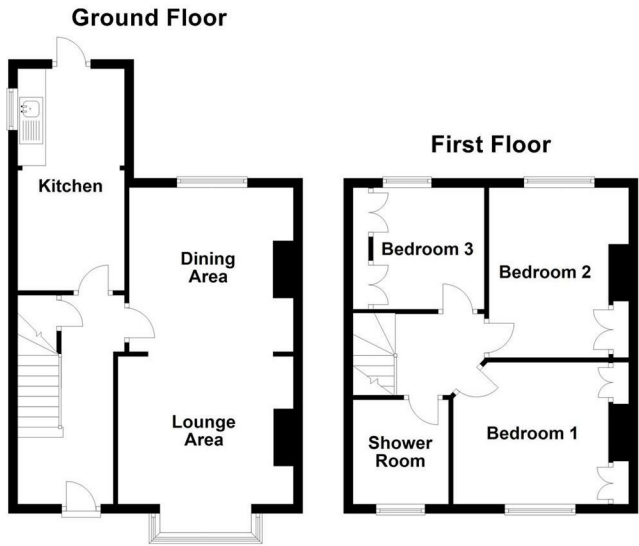




119 Melton Road North, Wellingborough, NN8 1PW



Not to scale. For illustrative purposes only



For Auction - Guide Price £180,000

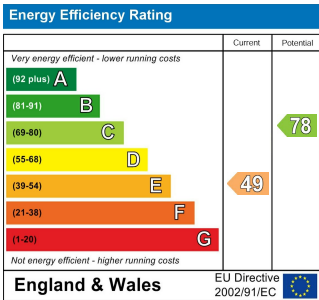
FOR SALE BY AUCTION ON WEDNESDAY 19TH NOVEMBER 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £165,000

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 8TH AND 15TH NOVEMBER FROM 10.00AM TO 10.30AM

An exciting opportunity to purchase a three-bedroom semi-detached home in the heart of Wellingborough, ideally located close to the train station. The property requires full renovation, making it the perfect project for those looking to create a home to their own taste or a strong investment opportunity. Inside, the accommodation offers a generous layout with an entrance hall, an open-plan lounge and dining area, and a kitchen/breakfast room. On the first floor, there are three bedrooms along with a wet room. The spacious floor area also provides excellent scope for further extension, subject to planning. Outside, the property benefits from extensive rear gardens and on-road parking at the front. Please note that photographs have been digitally enhanced to remove personal possessions. Viewings are highly recommended.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

13'06 x 6'09

Enter via a part glazed front door there are stairs rising to the first floor with a storage cupboard below containing the fuse box.

LOUNGE/DINER

LOUNGE AREA

12'05 x 12'05

With a bay window to the front elevation and a tiled fireplace this room opens up to:-



DINING AREA

11'07 x 11'11

With a window overlooking the rear garden.



KITCHEN/BREAKFAST ROOM

KITCHEN AREA

6'10 x 7'01

With a door to the rear elevation and windows to the side there are a range of fitted units.



BREAKFAST AREA

7'07 x 8'06

With a window to the side elevation with radiator below.

FIRST FLOOR

LANDING

With doors leading through to:-

BEDROOM ONE

12'06 x 10'1

With integrated wardrobes and a window to the front elevation.



BEDROOM TWO

12'0 x 9'10

With integrated cupboard and a window to the rear elevation.

BEDROOM THREE

9'06 x 8'07

Window to the rear with carpets and integrated storage.

WET ROOM

7'04 x 6'07

Suite comprising WC, wash hand basin and shower.



OUTSIDE

REAR GARDEN



SERVICES

Main drainage, gas, water and electricity are connected (none of these have been tested, please refer to the legal pack).

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.

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 £900 (£750 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,160 (£1,800 plus VAT).

HOW TO GET THERE

DOING03092025/0177

For further information on viewing call 01604 259773