



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 £2,400 (£2,000 plus VAT).

HOW TO GET THERE

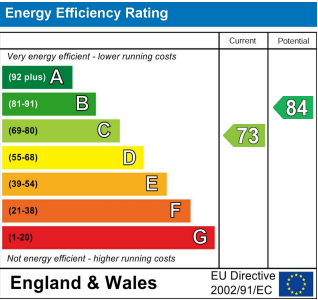
From Northampton town centre proceed along Derngate passing the theatre and heading towards Becketts Park. On passing Hazelwood Road on the left take a right-hand turn onto Scholars Court where the property can be found on the right-hand side.

DOING29072025/0143



Not to scale. For illustrative purposes only

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83 Scholars Court, Northampton, NN1 1ES



For Auction - Guide £250,000 to £275,000

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

GUIDE PRICE: £250,000 to £275,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 8TH AND 15TH NOVEMBER FROM 11.30AM TO 12.00PM

Modern living at its finest with this stylish and spacious four-bedroom townhouse, perfectly located in Northampton town centre within walking distance to Beckett's Park. Spread across three well-designed floors and offering approximately 950 sq. ft. of contemporary living space, this home features an elegant open-plan lounge and dining area, ideal for both relaxing and entertaining. The sleek refitted kitchen and breakfast room provide the perfect spot for morning coffee with a Juliet balcony overlooking the rear garden, while the four well-proportioned bedrooms offer flexibility, including a versatile ground-floor room. With three bathrooms, including two en-suites, there is an integral single garage. Enjoy the best of town living with park access, all while being just moments away from local amenities, restaurants, and excellent transport links.

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

9 Westleigh Office Park, Northampton, NN3 6BW
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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

21'09 x 6'02

Entered via a solid front door, there are stairs rising to the first floor with access to a closet, the single garage and further door to:-

BEDROOM FOUR

14'03 x 6'09

Suitable for a bedroom with refitted floor and windows and doors to the rear garden. This room has multiple uses with a door to:-



ENSUITE SHOWER ROOM

8'02 x 2'11

Suite comprising shower, WC and hand wash basin with a window to the rear.

FIRST FLOOR

LANDING

Stairs rising to the first floor and doors to:-

KITCHEN/BREAKFAST ROOM

17'05 x 7'02

Refitted with a range of contemporary floor and wall-mounted units. There is a quartz worktop with a tiled splashback and an integrated stainless steel sink with tap over. There is a multi-fuel oven and extractor over, a washing machine, fridge/freezer and dishwasher. There are windows and a Juliet door overlooking the rear garden.



LOUNGE/DINER

LOUNGE AREA

15'11 x 10'09

An open-plan room with windows and Juliet doors to the front, with wood-effect floor and TV points connected.



DINING AREA

8'07 x 7'08

Windows to the front, there is space for a dining suite.



SECOND FLOOR

LANDING

Doors leading to:-

BEDROOM ONE

12'08 x 10'11

Window to the front elevation, there space for a double bed with TV points connected and door to:-



ENSUITE SHOWER ROOM

8'11 x 2'08

Suite comprising WC, hand wash basin and shower.

BEDROOM TWO

10'06 x 9'01

Window to the rear with space for a double bed.



BEDROOM THREE

8'01 x 7'05

Window to the rear with space for a single bed or suitable for a home office.



FAMILY SHOWER ROOM

9'02 x 6'00

Refitted suite comprising double shower, WC and hand wash basin, with a window to the front elevation.



GARAGE

Single garage with doors to the front and a pedestrian door to the hallway.

OUTSIDE

REAR GARDEN

A south-west facing garden with storage and a pedestrian gate to the rear.



SERVICES

Gas, mains, water and electric are connected.

SERVICE CHARGE

We have been informed that the service charge for communal areas is £1,144.74 and a ground rent of £100, these can be paid annually or in quarterly instalments.

LOCAL AMENITIES

There are a variety of shops, restaurants public houses and a number of niche retail outlets, all within walking distance. Nearby Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum. Becketts Park stands close by. All major shopping and service facilities are within walking distance of the property, as are Northampton Central Bus Station and Northampton Railway Station.

COUNCIL TAX

West Northamptonshire Council - Band D

For further information on viewing call 01604 259773