



BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

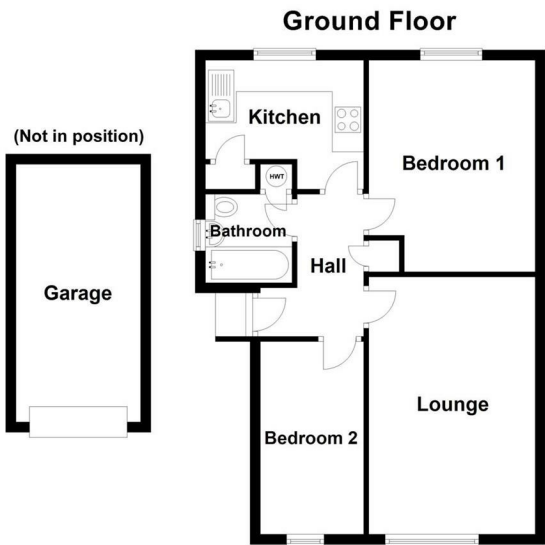
BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

HOW TO GET THERE

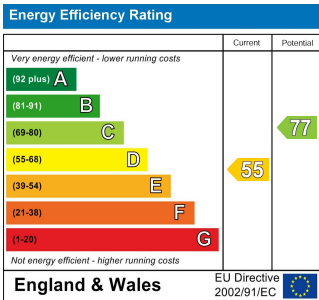
From Northampton town centre proceed in an easterly direction along the A4500 Wellingborough Road passing Abington Park and continue to Westone passing the Trumpet public house on the right hand side. At the traffic light junction with Booth Lane South turn left into Booth Lane South and then turn first right into Oaklands Drive. Turn first left again into Conifer Rise and then follow the road to the right where the property then stands on the left hand side.

DOIRG20102025/0211



Not to scale. For illustrative purposes only

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46 Conifer Rise, Westone, Northampton, NN3 3JY



For Auction - Guide £150,000 to £165,000

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

GUIDE PRICE £150,000 to £165,000

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

This well maintained modern ground floor two bedroom maisonette is offered with the benefit of a lease renewed in 2018 and now having an unexpired term of 118 years. The property is vacant and offers two bedroomed accommodation with spacious living room, kitchen and bathroom as well as a private garden and a single garage in a block to the rear.

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

46 Conifer Rise, Westone, Northampton, NN3 3JY

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

8'8 x 4'4

Approached through a porch at the side of the property there is a composite door giving access to the L shaped hall where there is a built in cloaks cupboard and moulded panel doors lead to:-

LOUNGE

16'6 x 10'8

A spacious well proportioned room with a deep PVCU double glazed picture window to the front elevation, there is a Gabarron convector heater and a TV point.



KITCHEN

10'2 x 8'4

Fitted with floor and wall cabinets with laminated working surfaces including stainless steel sink unit with mixer tap over. There is a Zanussi low level oven with four place electric hob over standing beneath a concealed cooker hood and there is plumbing for an automatic washing machine. The kitchen has a built in pantry, cupboard, Xpelair extractor fan and a PVCU window overlooking the rear garden.



BEDROOM ONE

13'5 x 13'5

A spacious double room with a picture window to the rear elevation and Gabarron heater.



BEDROOM TWO

12'4 x 6'7

A single room with a PVCU window to the front elevation and Gabarron heater.



BATHROOM

5'7 x 5'5

Comprising a white suite of panelled bath with Triton power shower over, pedestal wash basin and WC. There is

a ceramic tiled dado and an airing cupboard with hot water cylinder. The bathroom has an Envirovent fan, shaver socket and a window to the side elevation.



OUTSIDE

The property is approached by a pathway through the open plan front garden which belongs to this property and the pathway leads to the side access. Continue to the rear there is a garden laid to gravel for low maintenance and bounded by close boarded fencing and hit and miss fencing with a hedge beyond.



SINGLE GARAGE

16'6 x 7'11

Located in a block to the rear of the property the garage is the second one in on the left and is approached through an up and over door.



TERMS OF THE LEASE

The lease was renewed on the 31st July 2018 for a term of 125 years leaving 118 years unexpired. The property is subject to a ground rent of £150. There are no ongoing service charges.

SERVICES

Main drainage, water and electricity are connected. Space heating is through Gabarron oil filled electric convector heaters and domestic hot water is from an electric immersion heater.

LOCAL AMENITIES

The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex offering a range of sporting facilities and Weston Favell Health Centre and Pharmacy. A bus service runs from the Wellingborough Road to Northampton town centre and the Weston Favell Centre. Local schools include Weston Favell CE Primary School with secondary education at The Weston Favell School.

COUNCIL TAX

West Northamptonshire Council - Band A

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.

For further information on viewing call 01604 259773