



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 in a southerly direction

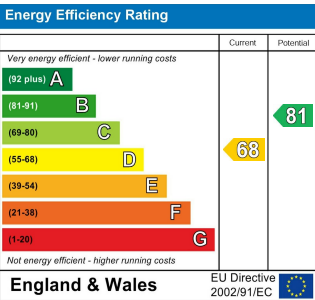
along the Towcester Road passing through Far Cotton. At the recreation ground turn right into Rothersthorpe Road and follow this road, passing over the railway bridge. At the next roundabout turn right into Hunsbarrow Road and third left into Floribunda Drive. Take the third left into Piccadilly Close and continue towards the top end of the cul-de-sac where the property can be found along a short shared driveway on the right hand side.

DOI**AK23102025/0217**



Not to scale. For illustrative purposes only

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57 Piccadilly Close, Northampton, NN4 8RU



For Auction - Guide £190,000 to £220,000

FOR SALE BY AUCTION ON WEDNESDAY 18TH FEBRUARY 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £190,000 to £220,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 17TH AND 24TH JANUARY FROM 10.00AM TO 10.30AM

A rare opportunity to purchase a modern four-bedroom detached family home, ideally positioned within a sought-after development and offering excellent potential for refurbishment following water damage.

The ground floor provides a spacious lounge, a separate dining room, a kitchen with adjoining breakfast area, and a cloakroom. Upstairs, the principal bedroom includes an en suite bathroom, complemented by three additional bedrooms and a family bathroom. Externally, the property benefits from ample parking via a shared driveway, a single garage, and enclosed gardens to the rear and side.

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

Stairs rise to the first floor under which is a cupboard. There are windows to side and front and doors to lounge, dining room kitchen and to:

CLOAKROOM

With W.C, wash basin and window to the front

LOUNGE

16'7 x 11'0

The focal point of the room is the fireplace. There is a window to the side elevation and sliding doors to the rear.



DINING ROOM

11'7 x 11'1

Window to the front



KITCHEN

11'6 x 9'1

Fitted in a range of cabinets with laminate work surface and sink with drainer. There is a window to the rear, space for a cooker and plumbing for washing machine. An arch leads to:



BREAKFAST ROOM

8'4 x 8'2

With window and glazed door to the rear.

FIRST FLOOR

LANDING

The landing provides access to all bedrooms and bathroom. There is access to the roof void and cupboard with gas boiler.

BEDROOM ONE

13'6 x 11'0

Fitted in a range of fitted bedroom furniture and window to the rear. A door leads to:



EN SUITE

11'0 x 6'0

Fitted in a suite with W.C, wash basin, panel bath and shower cubicle. There is a window to the front and tiling to splash areas.



BEDROOM TWO

11'3 x 8'5

With a window to the rear and cupboard.



BEDROOM THREE

11'3 x 8'1

With window to the front elevation

BEDROOM FOUR

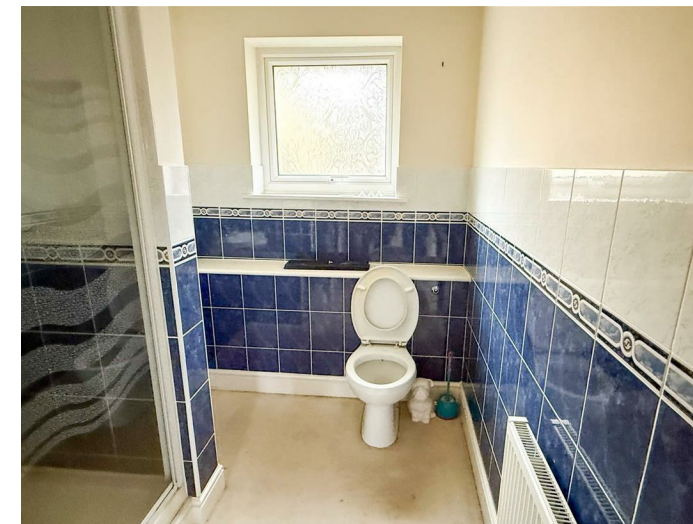
8'3 x 6'5

Window to the front elevation and storage over stairwell.

FAMILY BATHROOM

8'5 x 6'4

Fitted in a suite with W.C, wash basin and shower cubicle. There is tiling to splash areas and window to the rear.

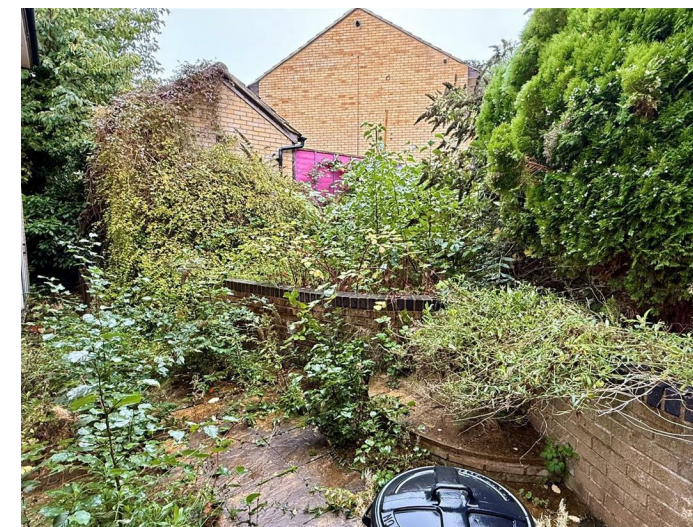


OUTSIDE

The property is accessed via a shared drive. There is ample parking both in front of the house and garage. Steps rise to the front door and a further set of stairs leads to a gate and path to the rear.

REAR GARDEN

There is a patio area and path leading to the other side of the house. Steps lead to the remainder of the garden, with planted shrubs. A further area with raised shrub bed is located on the side of the property.



GARAGE

With up and over door.

SERVICES

we are told that all mains services are connected. There is a gas fired boiler and radiators (none of these services nor the appliances mentioned have been tested).

COUNCIL TAX

Northampton Council - Band C

For further information on viewing call 01604 259773