



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 out of the town in an easterly direction along the A45 out of the town passing the village of Earls Barton. At the next junction take the slip road signposted Great Doddington and turn left again. Proceed into the village of Great Doddington and then your next turning on the right along the Hardwater Road. Proceed along this road crossing over the River Nene and proceed past the Summer Leys Nature Reserve. At the next roundabout proceed straight over into Cobb's Lane

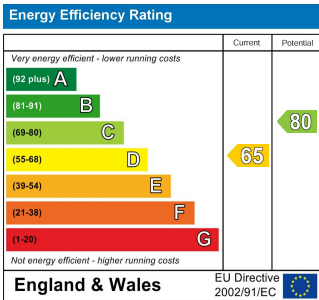
entering the village of Wollaston. Proceed up the hill and proceed onto Bell End turn right Howard Road and then take the second left onto East field Road where the property can be found towards the bottom on the right hand side.

DOIMB01102025/0190



Not to scale. For illustrative purposes only

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90 Eastfield Road, Wollaston, Wellingborough, Northants, NN29 7RU



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

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

GUIDE PRICE: £175,000 TO £200,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 8TH AND 15TH NOVEMBER FROM 10.45AM TO 11.15AM

A very well presented mature three bedroomed end of terrace property situated on a quiet road in the popular Northants village of Wollaston. The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room and to the first floor there are three bedrooms and a family bathroom. Outside there is a walled front garden and a good sized rear garden which is mainly laid to lawn and enjoys a sunny aspect and privacy. The property has had a recent rental valuation of £1,300 per calendar month giving the property a 7.8% rental yield making this an ideal turn key rental investment or first time purchase.

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

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a brand new UPVC double glazed front door with obscure glass windows and numbered port hole window above, mosaic tiled flooring, stairs to the first floor, radiator and door to:-

LOUNGE

11'8 x 11'1

UPVC double glazed window to the front, double radiator and electric wall mounted remote control fire.



DINING ROOM

12'3 x 12'0

UPVC double glazed window to the rear and double radiator.



KITCHEN/BREAKFAST ROOM

17'4 x 8'2

Fitted with a range of base and eye level units, modern worktops, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven, hob, dishwasher and fridge/freezer. There is also a plumbing for a washing machine, gas wall mounted combination boiler, double radiator, two UPVC double glazed windows to the side and UPVC double glazed door to the side.



FIRST FLOOR

LANDING

Storage cupboard with radiator and doors leading to:-

BEDROOM ONE

15'5 x 11'2

UPVC double glazed window to the front and double radiator.



BEDROOM TWO

12'1 x 9'5

UPVC double glazed window to the rear and double radiator.



BEDROOM THREE

8'4 x 6'6

UPVC double glazed window to the side and double radiator.

BATHROOM

10'3 x 5'3

Suite comprising WC, wood panel bath with shower attachment and glass screen, wash hand basin in vanity unit with storage below, radiator, loft access and UPVC double glazed window with obscure glass to the side.



OUTSIDE



FRONT GARDEN

Mainly laid to gravel and enclosed by brick walling with gate and pathway to the front door storm porch.

REAR GARDEN

The good sized rear garden is mainly laid to lawn and pathway with secure gated access to the side from front to rear, large shed, mature bushes and trees and enclosed by panel fencing. The rear garden faces in a southerly direction enjoying a sunny aspect and privacy.

SERVICES

Main drainage, gas, water and electricity are connected.

LOCAL AMENITIES

The village is located just off the A509 south of Wellingborough convenient for access to main line railway station at Wellingborough with commuter services to St Pancras. Within the village there is a primary school and a coeducational secondary school and sixth form rated good in Ofsted reports.

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.

For further information on viewing call 01604 259773