



### HOW TO GET THERE

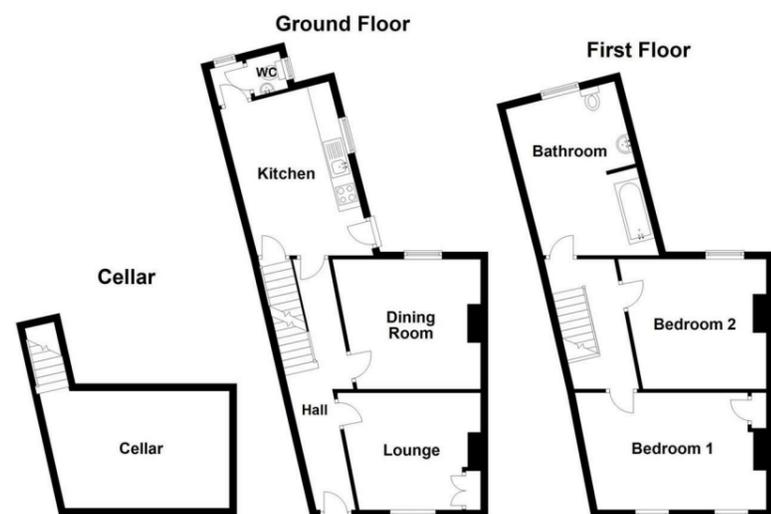
From Northampton town centre proceed in a northerly direction along Barrack Road to Semilong and take the left hand turn on the Barrack Road onto Hester Street. Turn right onto Semilong Road and proceed to the third turning on the left hand side into Baker Street. The property can be found on the right hand side.

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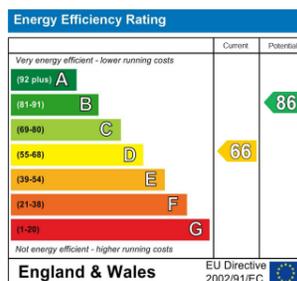
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Not to scale. For illustrative purposes only

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## 12 Baker Street, Semilong, Northampton, NN2 6DJ



### For Auction - Guide £145,000 to £155,000

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

GUIDE PRICE: £145,000 to £155,000

BY APPOINTMENT ONLY - SATURDAY 14TH FEBRUARY 2026 - 11.00AM TO 11.30AM

This traditional two bedroomed town house is offered with vacant possession and accommodation comprising entrance hall, two reception rooms, kitchen, ground floor cloakroom and two bedrooms and a large bathroom on the first floor. In addition there is a basement cellar and the property has the benefit of a walled courtyard garden at the rear. The property would be ideal as a first purchase or alternatively as a residential investment to offer to the rental market.

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

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 259773 F: 01604 232627

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

22'0 x 5'2

Approached through a strip glazed front door the hall contains the stairs rising to the first floor and there are doors leading to:-

#### LOUNGE

12'1 x 10'4

With PVCU double glazed window to the front elevation this room has a sealed fireplace, cupboards and shelving to the side and a laminate floor.



#### DINING ROOM

13'2 x 11'5

A sealed fireplace and PVCU window to the rear elevation.



#### KITCHEN

13'3 x 10'0

Fitted with floor and wall cabinets with laminated working surfaces incorporating a stainless steel sink unit, there is a free standing electric cooker, stainless steel hood over, window and door to the rear garden and access to the basement cellar and a door to a rear lobby leading to:-



#### CLOAKROOM

6'4 x 3'4 (overall with lobby)

With a white suite of WC and pedestal wash basin.

#### BASEMENT CELLAR

15'7 x 10'6

With a brick floor and containing the gas and electricity meters and RCD box. There are light and power connections.

### FIRST FLOOR

#### LANDING

12'6 x 5'9

Giving access to:-

#### BEDROOM ONE

14'0 x 10'4

With two PVCU windows to the front elevation there is a sealed cast iron fireplace with a shelved cupboard to the side.



#### BEDROOM TWO

12'5 x 11'7

A double room with a sealed cast iron fireplace and a window to the rear elevation.

#### BATHROOM

13'6 x 10'1

The unusually large bathroom has a white suite of panelled bath, twin pedestal wash basins and WC. There is a window to the rear elevation.



### OUTSIDE

#### REAR GARDEN

Laid to a gravelled terrace and bounded by brick walls and close boarded fencing.



### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal Exclusive gas fired boiler also providing domestic hot water.

### LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the shops, restaurants, cafes and public houses. Northampton bus station and Northampton Castle Railway Station with main line services to London Euston and Birmingham New Street are also within walking distance.

### 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 be 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 £1,800 (£1,500 plus VAT).

For further information on viewing call 01604 259773