



the A45/Upton Way directly into the area. For rail travellers, Northampton Railway Station is under 10 minutes away by taxi, featuring direct lines into London Euston and Birmingham New Street. Local Stagecoach buses (including Routes 9 and 9A) run frequently from the town centre and station, dropping off along Peverels Way just moments from the front door. For SatNav users, entering the postcode NN5 5DD leads directly to the road.

LOCAL AMENITIES

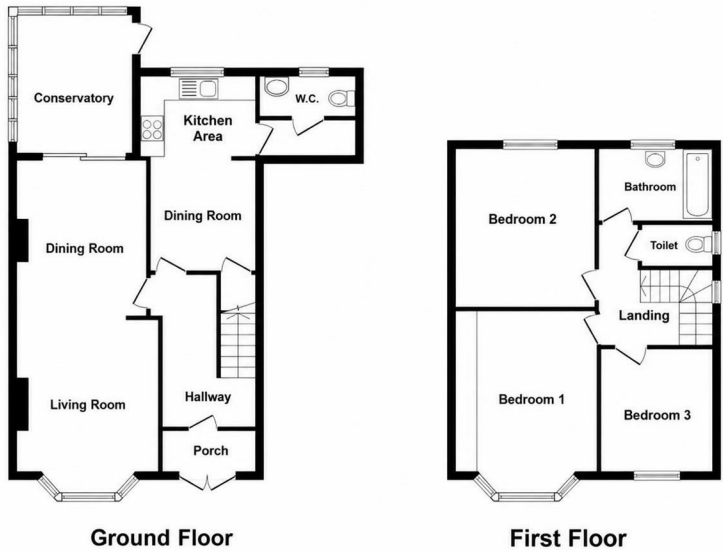
Located in the popular residential area of Duston, 31 Peverels Way is ideally placed for everyday family life and local conveniences. Residents are within short walking distance of local primary and secondary schools (such as The Duston School), as well as handy convenience stores, bakeries, and GP surgeries around Duston village and nearby St Giles Park. For larger shopping trips, Sixfields Retail Park—featuring major supermarkets, restaurants, a cinema, and leisure facilities—is less than 5 minutes away by car, while the scenic Harlestone Firs nature trail is just up the road for weekend walks.

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 ex VAT (£2,160 inc VAT).

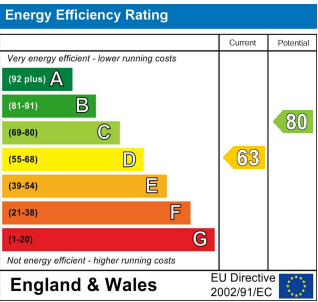
BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,800 ex VAT (£2,160 inc VAT).



Not to scale. For illustrative purposes only.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



31 Peverels Way, Northampton, NN5 5DD



For auction Auction Guide £180,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM **
GUIDE PRICE RANGE: £180,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Situated in the popular Duston area of Northampton, this vacant three-bedroom end-terrace home occupies a generous plot and extends to approximately 1,300 sq ft. The spacious accommodation includes an open-plan lounge/diner with bay window, conservatory, extended kitchen/diner and ground floor cloakroom. Upstairs are two double bedrooms, a generous third bedroom and a family bathroom. Externally, the property benefits from ample off-road parking, a substantial 100ft long rear garden, detached garage and additional gated rear parking. Offering excellent scope to modernise, extend or further enhance (subject to the necessary planning consents), this is an ideal opportunity for owner-occupiers, developers and investors alike. Ideally positioned within easy reach of Sixfields Leisure & Retail Park, offering a range of shops, restaurants, gyms, a cinema and Northampton Town Football Club & Northampton Saints stadium.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE.

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
<http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk>

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
<http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk>

31 Peverels Way, Northampton, NN5 5DD

ACCOMODATION

GROUND FLOOR

PORCH

Entered via the front door into the porch

ENTRANCE HALL

Hallway comprises of open area & stairs to first floor

LIVING ROOM

12'6 x 11'11

Features bay window with double glazing towards front elevation, stoned fire place, carpet flooring, singled paneled radiator, partial divide into the dining area



DINING ROOM

12'10 x 10'2

Has a single paneled radiator & sliding door access to conservatory

CONSERVATORY

11'10 x 9'2

Open conservatory with tiled flooring, double glazed UPVC windows facing the garden, side access to rear garden



KITCHEN / DINER

8'10 x 6'7 & 9'2 x 7'10

Dining room & kitchen partially sectioned, vinyl laminate flooring, double paneled radiator, boiler, wooden storage cabinets, sink, oven with extractor fan, double glazed UPVC windows facing the rear garden, leads to access for downstairs WC



W.C

WC with toilet, wash basin & window facing rear garden

FIRST FLOOR

LANDING

BEDROOM ONE

12'5 x 11'8

Features front facing bay window with double glazing, curtain rail, built in integrated wooden cupboards & carpet flooring



BEDROOM TWO

12'10 x 10'5

Features rear facing UPVC window with double glazing, curtain rail, built in integrated wooden cupboards & carpet flooring



BEDROOM THREE

9'3 x 6'11

Features front facing UPVC window with double glazing, curtain rail & carpet flooring

BATHROOM

7'6 x 5'7

Rear facing UPVC double glazed window, bathtub with shower head, low-level wash basin with storage, tiled flooring & walls.



W.C

Seperate WC with toilet & side facing window

OUTSIDE

FRONT GARDEN

Features driveway for multiple cars to park, shrubs & bordered fencing at end of terrace



REAR GARDEN

A 100ft long garden at the rear, featuring laid lawn areas, paved patio, mixture of trees and shrubs, greenhouses, outhouse / garage & gates at the rear for access.



SERVICES

Main drainage, water and electricity are connected.

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.

COUNCIL TAX

Northamptonshire Council Tax Band C

HOW TO GET THERE

Situated in Duston to the west of Northampton, 31 Peverels Way (NN5 5DD) is easily reached by car via Junction 15A or 16 of the M1, following

For further information on viewing call 0333 358 2245