



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.

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 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

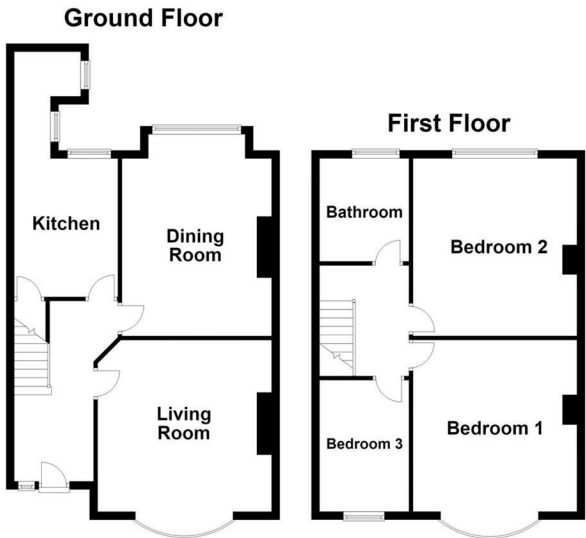
The purchaser will be required to pay a buyers premium of £2,000 ex VAT (£2,400 inc VAT).

BUYERS ADMIN CHARGE

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

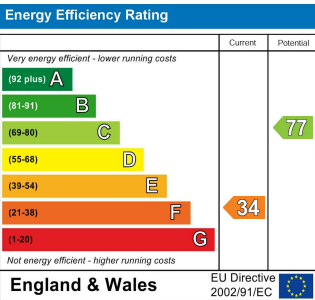
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17 Peverels Way, Northampton, NN5 5DD



For auction £140,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM **
GUIDE PRICE RANGE: £140,000 - £150,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Located in a well-established residential area on the western side of Northampton, just moments from Sixfields, this vacant three-bedroom mid-terrace property presents an outstanding opportunity for investors, developers and those seeking a rewarding renovation project. Offered as a probate sale, the property requires refurbishment throughout but offers excellent potential to add significant value. The accommodation includes three bedrooms, spacious ground floor living accommodation, kitchen and bathroom, while outside benefits from a generous rear garden with an outbuilding, rear garage and further scope for improvement. Conveniently positioned close to shops, schools, leisure facilities and major road links, this is a property with excellent long-term investment appeal.

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>

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

12'2 x 14'1

Front facing bay window with curtain rail, classic electric fireplace, carpet flooring & shelving



FIRST FLOOR

LANDING

BATHROOM

6 x 7

Window facing rear garden, bathtub, low level WC, hand wash basin & carpet flooring



BEDROOM ONE

11 x 14'2

Bay window facing front elevation, double bedroom, carpet flooring & built in storage cupboards



LIVING AREA

9 x 14'5

Large windows facing rear garden, carpet flooring, classic electric fireplace with architrave around



BEDROOM TWO

13 x 11

Double glazed UPVC window facing rear garden, double bedroom, built in storage cupboards & carpet flooring



BEDROOM THREE

6'1 x 8'2

Double glazed UPVC window facing front elevation, carpet flooring, curtain rail



OUTSIDE

FRONT GARDEN

Paved front entrance, brick bordered, overgrown shrubs & small trees

REAR GARDEN

Long rear garden approx 100 ft, overgrown shrubs, bushes, trees, bordered with wooden fencing. Double garage at the rear accessed via rear walk path



SERVICES

Main drainage, water and electricity are connected.

COUNCIL TAX

Northamptonshire Council Tax Band C

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

For further information on viewing call 0333 358 2245