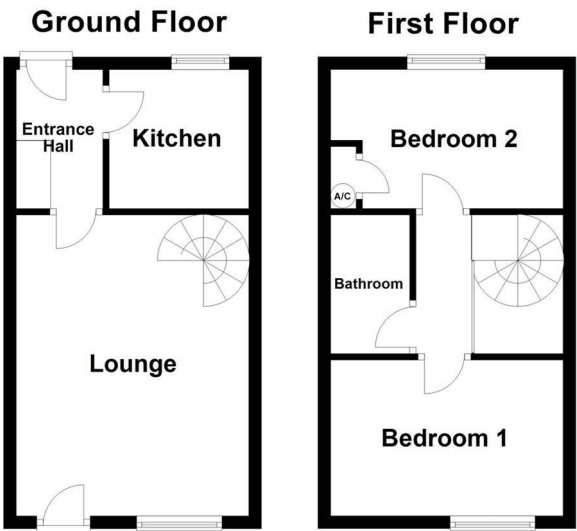




HOW TO GET THERE

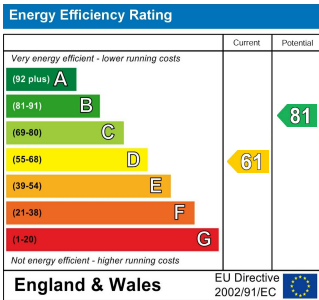
From Northampton town centre proceed in an easterly direction towards Beckett's Park and take a right turning and continue down towards the Bedford Road roundabout. At the roundabout take the second exit onto the A45 and continue towards Riverside. Upon passing the Riverside retail park take the next exit turning left onto Great Billing Way. Take the first right into Ecton Brook Road and at the end of the road turn left and then first left again into Chedworth Close where the property can be found on the left hand side.

DOIMB05112025/0225



Not to scale. For illustrative purposes only

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1 Chedworth Close, Ecton Brook, Northampton, NN3 5HW



For Auction - Guide £100,000 to £120,000

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

MOVED TO LOT 1, THIS LOT WILL BE OFFERED AT 11AM

GUIDE PRICE: £100,000 to £120,000

A modern two double bedroom semi-detached property situated in a quiet cul-de-sac in the popular residential area of Ecton Brook. The accommodation comprises entrance hall, kitchen, lounge/diner and to the first floor, there are two bedrooms and a family bathroom. Outside there is a front garden and driveway with carport giving off-road parking. The rear garden is mainly laid to lawn and enjoys a sunny aspect and privacy.

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

1 Chedworth Close, Ecton Brook, Northampton, NN3 5HW

ACCOMMODATION

GROUND FLOOR

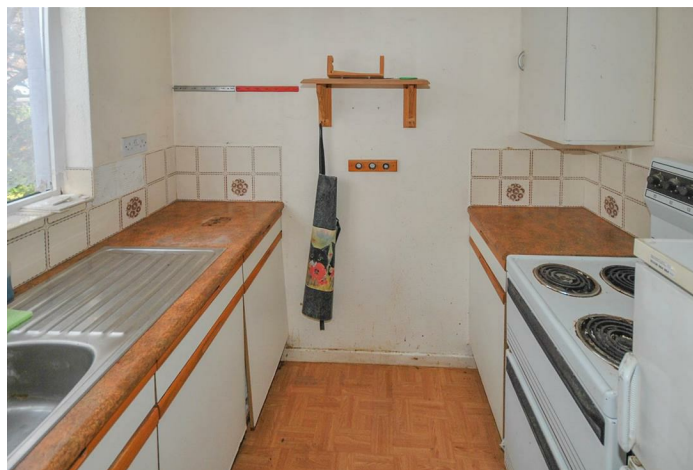
ENTRANCE HALL

Storm porch, enter via a hardwood front door with an obscure glass port hole window, two electric wall mounted heater, storage cupboard and doors to:-

KITCHEN

7'2 x 7'2

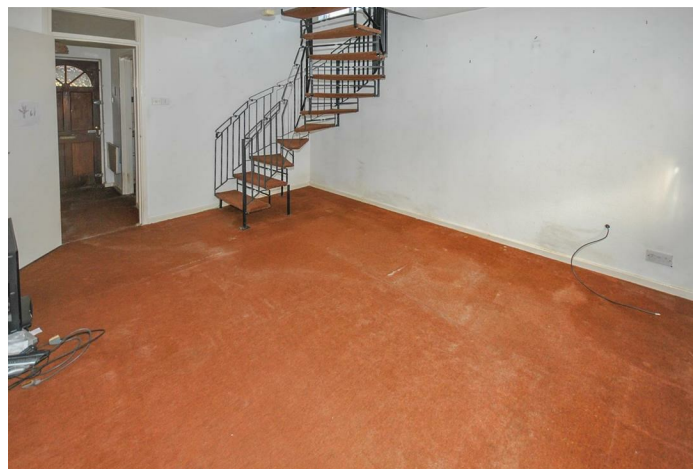
Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer and taps, space for cooker, space for fridge/freezer, plumbing for washing machine and UPVC double glazed window to the front.



LOUNGE

15'0 x 12'0

UPVC double glazed window and door to the rear garden, two electric wall mounted heaters and a spiral staircase to the first floor.



FIRST FLOOR

LANDING

7'0 x 7'0

UPVC double glazed window to the side and doors to:-

BEDROOM ONE

12'0 x 8'0

UPVC double glazed window to the rear and electric wall mounted radiator.



BEDROOM TWO

12'0 x 7'0

UPVC double glazed window to the front, electric wall mounted radiator, loft access and airing cupboard housing the hot water tank.



BATHROOM

7'0 x 4'0

Suite comprising WC, wash hand basin, panelled bath, shaver point, tiled splashbacks and electric wall mounted heater.



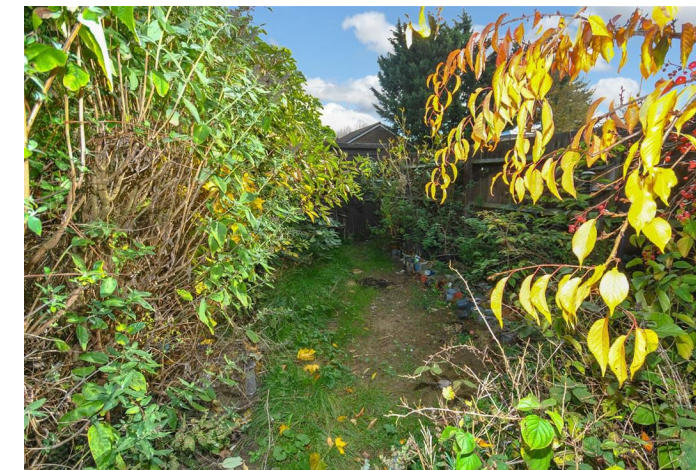
OUTSIDE

FRONT GARDEN

Mainly laid to lawn with mature bushes and trees, carport and driveway giving off road parking and a pathway with secure gated access at the side from front to rear.

REAR GARDEN

Patio area with the remainder of the garden mainly laid to lawn with mature bushes and trees and a shed. The rear garden is enclosed by brick walling and wood panel fencing and enjoys a sunny aspect and privacy.



SERVICES

Main drainage, gas, water and electricity are connected. (None of these have been tested).

LOCAL AMENITIES

Weston Favell Shopping Centre is situated approximately one and a half miles distant with adjoining Lings Sports Complex providing a range of sporting facilities. Motorway access to Junction 15 is via the A45 Nene Valley Way. Local schools include Rectory Farm Primary School and The Northampton Academy in Billing Brook Road.

COUNCIL TAX

West 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.

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