



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 £1,140 (£950 plus VAT).

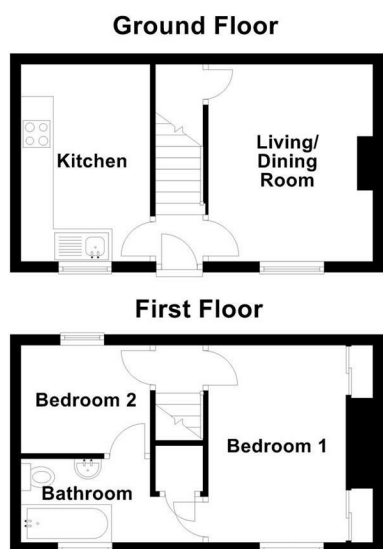
BUYERS PREMIUM

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

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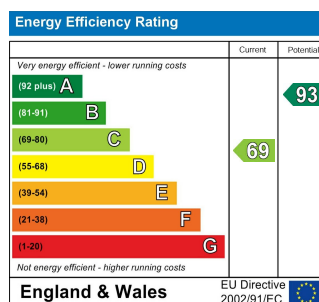
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Not to scale. For illustrative purposes only

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23 West Street, Stanwick, Wellingborough, NN9 6QY



For auction Auction Guide £150,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM **

GUIDE PRICE: £150,000 - £160,000

VIEWINGS - BY APPOINTMENT ONLY - EVERY FRIDAY PRIOR TO AUCTION BETWEEN 4PM-4:45PM - BOOKING REQUIRED

A two bedroom character cottage offered for sale with vacant possession. Ideal for an end user or investor with an estimated rental income of £900pcm (£10,800 per annum) reflecting 7.2% gross yield on the guide price. The accommodation includes a living/dining room with cast-iron fireplace, fitted kitchen, two bedrooms and a 'Jack and Jill' bathroom. The property also has allocated parking for small vehicle at the front as the property is accessed through a private alley. Well located within Stanwick village, close to local amenities and Stanwick Lakes & Rushden Lakes, supporting strong ongoing tenant demand & the potential for short-term rental options.

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

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ACCOMODATION



ENTRANCE

The cottage is entered via a front door into the hallway & provides access to the kitchen on the left & living/dining room on the right. A staircase with painted risers and natural wooden flooring.

GROUND FLOOR

LIVING AREA

11'1 x 12'1

A characterful reception room centers around a feature cast-iron fireplace with a classic painted brick chimney breast. The space combines period charm—like ceiling coving and dado rails—with smart functional upgrades, including integrated shelving with downlighting and a versatile under-stairs recess. A front-facing UPVC window ensures a bright atmosphere.



KITCHEN

7 x 11'3

Modern kitchen featuring light grey gloss units, wood-effect worktops and integrated cooking appliances (electric oven/ceramic hob). It includes plumbing for a washing machine, space for a tall fridge-freezer and a bright workspace thanks to natural light and recessed lighting.



FIRST FLOOR

BEDROOM ONE

10 x 8

A double bedroom featuring built-in wardrobes on both sides of the chimney breast, exposed wooden floorboards, a paneled radiator and a front facing UPVC window with blinds.



BEDROOM TWO

7'5 x 6

A single bedroom featuring exposed wooden floorboards, a paneled radiator, rear aspect UPVC window & a ledged and braced door leads to the bathroom.



BATHROOM

9'2 x 6'1

Bathroom features wooden flooring, a bathtub with shower head, low-level WC, a wash basin & front facing UPVC window.



SERVICES

Main drainage, gas, water and electricity are connected. The property also has an allocated parking space for small vehicle at the front.

COUNCIL TAX

East Northamptonshire Council Tax Band A

LOCAL AMMENTIES

23 West Street is located in the heart of Stanwick, a quiet village that balances rural charm with quick access to modern shopping. Located just steps away from the historic Duke of Wellington pub, The Stanwick Hotel and the local primary school. Stanwick Lakes nature reserve is right on your doorstep, offering miles of walking trails and outdoor activities. The village is peaceful, only a 5-minute drive from Asda Raunds and 10 minutes from the major Rushden Lakes shopping and cinema complex. Commuting: The A45 is easily accessible for quick trips to Wellingborough, Northampton, or the M1.

HOW TO GET THERE

From the A45, take the turn-off for Stanwick at the roundabout (near the A6 junction). Follow Higham Road into the village, then turn onto High Street before reaching West Street. If you're coming from the north via the A6, follow signs for Stanwick village centre.

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

For further information on viewing call 01604 259773