



SERVICES
Main drainage, water and electricity are connected (not tested)

COUNCIL TAX
West Northamptonshire Council Tax Band E

LOCAL AMENITIES
Located a short walk from the historic Grand Union Canal towpath and the peaceful Blisworth Pocket Park for scenic country walks. Essential village services include the Blisworth Post Office & Stores, a local GP surgery and the traditional 15th-century Royal Oak pub. Situated within easy walking distance of Blisworth Primary School, with major supermarkets just a 10-minute drive away in Towcester or Northampton. Other schools include; Quinton House, Spratton Hall, Northampton School for Girls, and Northampton School for Boys.

HOW TO GET THERE
From the M1 (Junction 15A), take the A43 south toward Towcester. Exit at the signpost for Blisworth, following Northampton Road into the village. Turn right onto High Street, then take a right onto Chapel Lane. The nearest station is Northampton Station (~5 miles away). From there, you can reach the village in under 10 minutes by taxi or catch the direct 89 bus from the nearby town centre interchange.

BUYERS PREMIUM
The purchaser will be required to pay a buyers premium charge of £4,200 (£3,500 plus VAT).

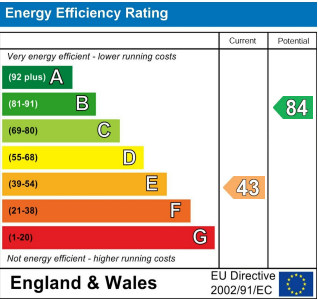
BUYERS ADMIN CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

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.

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The Old Manse 13 Chapel Lane, Blisworth, Northampton, NN7 3BU



For auction £350,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM ****
GUIDE PRICE: £350,000 - £375,000
VIEWINGS - EVERY THURSDAY PRIOR TO AUCTION AT 3:15pm-4pm - BUYERS ARE ADVISED TO CALL TO BOOK IN APPOINTMENTS IN THE SLOTS

A characterful and substantial four-bedroom former 19th-century Manse situated within the sought-after village of Blisworth, offering approx. 1,800 sq. ft. of versatile accommodation with countryside views to the rear. The property boasts two reception rooms, a spacious kitchen/breakfast room, utility room, cellar and two shower rooms, blending period charm with excellent family living space. Occupying a generous plot with gated driveway, garage and rear garden, this attractive period home presents an exciting opportunity for owner-occupiers, investors or those seeking a property with scope to further enhance and add value through modernisation subject to any necessary consents. Offered with vacant possession.

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

The Old Manse 13 Chapel Lane, Blisworth, Northampton, NN7 3BU

ACCOMODATION
ENTRANCE HALL
GROUND FLOOR

DINING AREA
13 x 13
Dining area / living space comprises of a double glazed window to the front elevation, carpet flooring, curtain rail, single paneled radiator, partially bricked wall & fireplace



RECEPTION
19'7 x 12'11
The reception area features a french door leading out to the rear garden, wood burning stove set into a partial stoned wall, window to front elevation, single paneled radiator, carpet flooring & small window to side aspect.



PANTRY
6'8 x 6'1
A tucked away pantry room for additional storage

KITCHEN
13'3 x 11'11
The kitchen has multiple base & wall wooden units throughout, ample work surface space, tiled splash backs, four burner gas hob, electric oven, window to side elevations on both sides, single paneled radiator, door to access utility room & downstairs WC.



UTILITY ROOM
9'1 x 5
Utility space offering additional storage & window overlooking rear aspect
DOWNSTAIRS WC
Window to side elevation, WC & low level wash basin & single paneled radiator

LOWER GROUND FLOOR

CELLAR
19'6 x 10'8
Well sized brick cellar for additional storage

FIRST FLOOR

FAMILY BATHROOM
Bathroom features window to rear elevation, double shower, partially tiled wall, carpet flooring, wash basin with storage cupboards & WC



BEDROOM ONE
13 x 10'8
Window to front elevation with blinds, single paneled radiator, built in storage wardrobes & carpet flooring



BEDROOM TWO / EN-SUITE
13'8 x 13
Window to side elevation, curtain rail, built in storage wardrobes, carpet flooring & single paneled radiator. Bedroom also features an en-suite at the rear with window to side elevation, WC, radiator, shower & wash basin



BEDROOM THREE
12'11 x 10'11
Window to front elevation with curtain rail, single paneled radiator, built in storage wardrobes & carpet flooring



BEDROOM FOUR
Window to rear elevation with curtain rail, single paneled radiator, built in storage wardrobes & low level cabinets & carpet flooring

OUTSIDE

FRONT GARDEN / DRIVEWAY
Double gates leading to a driveway providing off street parking for three cars, bricked wall with hedges for additional privacy, side gated access to rear courtyard.

GARAGE
27'1 x 11'1
Electric door to a brick garage, space for two vehicles, rear door access to garden & window at rear elevation



REAR GARDEN
There is a courtyard to the left with a potting shed accessed via the utility room & front access. There is a lawned garden to the rear which has a mixture of shrubs bordered with a wooden fence

For further information on viewing call 01604 259773