

SERVICES & ADDITIONAL INFORMATION
Main water, drainage, electricity are all connected, gas central heating.
The property is being sold freehold. It had previous permissions to be operated as a guest house / bed & breakfast.

COUNCIL TAX
Northampton Council Tax Band B

HOW TO GET THERE
Situated on Ardington Road (NN1 7LP), the property is easily accessible by car via the A5199 and Wellingborough Road, providing straightforward routes into Northampton town centre and Junction 15 of the M1 (SatNav: NN1 7LP). Frequent local bus services operate along nearby Wellingborough Road, offering regular connections directly into the town centre and central bus station. For rail commuters, Northampton Railway Station is located approximately 1.5 miles away—around a 7-to-10-minute drive—providing direct mainline services into London Euston and Birmingham New Street.

LOCAL AMENITIES
Situated on Ardington Road (NN1 7LP) in the highly desirable area of Abington, this property enjoys an ideal location within walking distance of the vibrant shops, cafes, bakeries, and restaurants along Wellingborough Road. Local amenities including supermarkets, pharmacies, and primary schools are all close by, making everyday living highly convenient. For outdoor leisure, the picturesque expanse of Abington Park is just a short stroll away, offering historic gardens, tennis courts, a cafe, and walking trails, while Northampton town centre and the University of Northampton's Waterside Campus are easily accessible.

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.

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

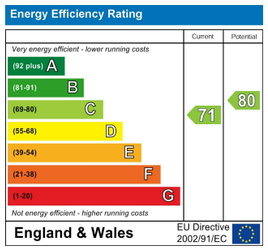
BUYERS ADMIN CHARGE
The purchaser will be required to pay a buyers admin charge of £2,000 ex VAT (£2,400 inc VAT).

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

11 Ardington Road, Northampton, NN1 5LP



For auction Auction Guide £275,000

** FOR SALE BY LIVESTREAM AUCTION THURSDAY NOVEMBER 12TH AT 11AM **
GUIDE PRICE: £275,000 - £300,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT THE OFFICE TO ARRANGE

A substantial three-bedroom Victorian property situated in the highly regarded Abington area of Northampton, offering approximately 1,290 sq ft of versatile accommodation. The property is in great condition throughout and includes three double bedrooms with WC's, generous living space, kitchen, cellar and rear garden with access.
Of particular interest is the property's former use as a guest house / bed & breakfast, offering an attractive opportunity for investors or hospitality operators, subject to any necessary consents. Conveniently located close to Wellingborough Road, Northampton General Hospital, the town centre and local amenities, the property should appeal to both owner-occupiers and investors. Estimated rental income is approximately £1,500 pcm.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING AREA
16'1 x 12'8
UPVC Double glazed bay window to front aspect, carpet flooring, cast iron fireplace with wooden mantlepiece, double paneled radiator



UTILITY ROOM
10'7 x 9'1
Utility room with kitchen units & additional storage, carpet flooring, stainless steel sink, plugs for utility appliances, boiler & UPVC double glazed doors to rear garden



KITCHEN / DINING AREA
23'1 x 10 '4
Open kitchen lounge space consisiting of wall & base wooden cabinets, integrated oven, sink, induction hob with extractor fan, freestanding fridge / freezer, UPVC double glazed window to side aspect & french style doors to rear garden



BASEMENT / CELLAR
Basement bricked cellar for additional storage, gas meter & electrics are located here.

FIRST FLOOR

BEDROOM ONE
16'6 x 14'11
Front double bedroom with UPVC double glazed bay window, walk in storage cabinet & en-suite



BEDROOM TWO
11'5 x 10'8
Middle double bedroom with UPVC double glazed bay window to rear aspect, walk in storage cabinet & wash basin



BEDROOM THREE
17'7 x 10'4
Rear double bedroom with UPVC double glazed window overlooking garden, carpet flooring, double paneled radiator & small WC



BATHROOM
UPVC double glazed window to side aspect, standing shower with dual connectors, bath & heated towel rail



SEPERATE WC
Tiled throughout, low level WC, hand wash basin & radiator

OUTSIDE

REAR GARDEN
Artificial grass throughout, brick borders, wooden gate for rear access, wooden pergola, various plant pots & shrubs, partially paved to side leading to utility room, ample space for garden furniture



FRONT GARDEN / PARKING
Iron gate & railing border with shrubs at front. There is on street parking, it is advised from the vendor there is possibility to rent a parking space opposite the property also.