



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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DOING15012026/0253

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyer's premium charge of £2,160 (£1,800 plus VAT).

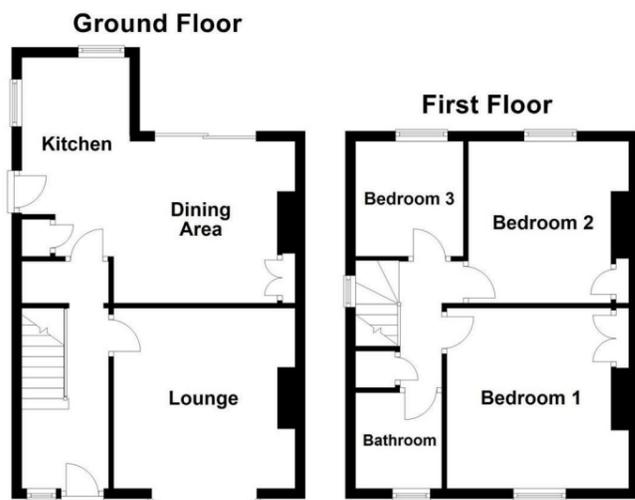
BUYERS ADMINISTRATION CHARGE

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Sunnydene Lawton Road, Rushden, NN10 0DX



For Auction - Guide £170,000

FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
 GUIDE PRICE: £170,000
 VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 28TH MARCH FROM 3.15PM TO 3.45PM

A well-located three-bedroom semi-detached home situated in the heart of Rushden, within easy walking distance of local shops and amenities. Offering excellent potential for minor refurbishment, the property provides approximately 900 sq ft of accommodation. The ground floor comprises an entrance hall, a comfortable lounge, and an open-plan kitchen/diner. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front, access to a single garage, and a modest rear garden enjoying a sunny south-east facing aspect. This home presents an ideal opportunity for buyers looking to add value in a convenient central location. TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

Sunnydene Lawton Road, Rushden, NN10 0DX

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

9'07 x 5'08

Stairs rising to the first floor with doors to:-

LOUNGE

11'09 x 12'10

A bay window to the front elevation and cast iron fireplace with wood surround.



KITCHEN/DINER



KITCHEN AREA

15'11 x 7'00

Window and door to the side elevation with an integrated storage cupboard. This room opens to:-



DINING AREA

11'08 x 10'06

Double patio doors to the rear garden with a log burner (NOT TESTED).



FIRST FLOOR

LANDING

BEDROOM ONE

11'08 x 11'08

Windows to the front elevation with space for a double bed



BEDROOM TWO

11'08 x 10'05

Windows to the rear elevation with storage and space for a double bed.



BEDROOM THREE

8'06 x 6'11

Windows to the rear elevation with space for a single bed.



BATHROOM

6'02 x 5'00

Suite comprising bath with shower over, WC and hand wash basin with a window to the front elevation



OUTSIDE

REAR GARDEN



GARAGE

A single garage with an up-and-over door to the front. The garage has not been inspected.

SERVICES

None of the services have been tested.

COUNCIL TAX

North 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

For further information on viewing call 01604 259773