



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.

BUYERS PREMIUM

The purchaser will be required to pay a buyer's premium charge of £3,000 inc VAT (£2,500 ex VAT).

BUYERS ADMIN

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

COPYWRIGHT

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AGENTS NOTE

Please note the property has suffered significant fire damage & needs full repair & refurbishment, viewings are advised.



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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	



7 Cameron Crescent, Northampton, NN5 5PD



For auction £75,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM **
GUIDE PRICE: £75,000 - £85,000
VIEWINGS - EVERY THURSDAY PRIOR TO AUCTION AT 10:30AM - 11:30AM - BUYERS ARE ADVISED TO CALL TO BOOK IN APPOINTMENTS IN THE SLOTS

A traditional bay fronted three bedroom semi detached bungalow that has suffered significant fire damage and is in need of complete refurbishment & repair. The accommodation benefits from three bedrooms, a living area, kitchen, bathroom and a conservatory at the rear and extends to approximately 650 sqft of internal space, there is also garden space at the rear. The property benefits from being situated in a quiet cul-de-sac with lots of local amenities including Sixfields leisure, Dallington Park & Duston Village nearby.

The property is ideal for a buyer looking for a full refurbishment project in a popular location. Please note that the property is NOT motgageable in its present condition.

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

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ACCOMODATION



GROUND FLOOR

ENTRANCE HALL

7'5 x 3'6

Property is entered via the side access



LIVING AREA

14'1 x 10'2

Traditional bay front window



BEDROOM ONE

12'1 x 9

Window to the front, entered via the hallway



BEDROOM TWO

10'10 x 9'8

Window to the rear looking over garden



BEDROOM THREE

9'4 x 7'8

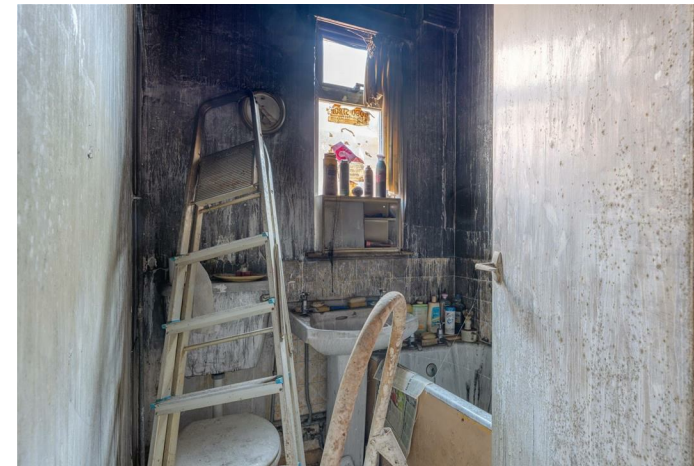
Windows to the rear & side looking over garden & access to the conservatory



BATHROOM

5'7 x 5'7

Window to the side



KITCHEN

8'7 x 6'11

Window to the side



CONSERVATORY

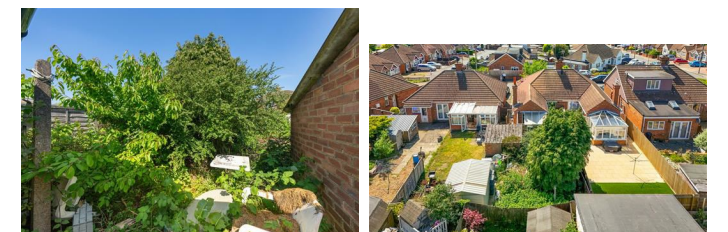
9'3 x 4'11

Entered via the rear bedroom & offers access to garden



REAR GARDEN

The east facing rear garden is of reasonable proportions and contains a brick storage barn however is completely overgrown.



COUNCIL TAX

Northamptonshire Council - Band B

For further information on viewing call 01604 259773