



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 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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**DOING15012026/0253**



**Sunnydene Lawton Road, Rushden, NN10 0DX**



**For auction Auction Guide £187,500**

FOR SALE BY AUCTION

GUIDE PRICE: £187,500

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 25977 - SATURDAY 28TH FEBRUARY

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](http://www.auctionhouse.co.uk/northamptonshire)

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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

## 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