



runs from the Harlestone Road and Weedon Road to the town centre. Northampton's Castle Station provides a mainline service to London Euston and is situated within half a mile. Motorway access to the M1 is via the A4500 Weedon Road, west to Junction 16 and the A508 London Road south to Junction 15. Local schooling includes St James CEVA Primary School with upper schooling at The Duston School in Berrywood Road, Duston.

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 ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

HOW TO GET THERE

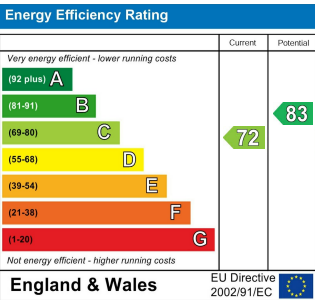
From Northampton town centre proceed in a north westerly direction along the A4500 Weedon Road to the junction with the A428 Harlestone Road. At the traffic lights fork right onto the Harlestone Road. At the next traffic lights carry straight on signposted towards Harlestone and West Haddon. Proceed along this road towards Dallington and the property stands on the left hand side just before the turning to the St James Primary School.

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Not to scale. For illustrative purposes only

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71 Harlestone Road, St James, Northampton, Northamptonshire, NN5 7AB



For Auction - Guide £250,000 to £275,000

FOR SALE BY AUCTION ON WEDNESDAY 24TH SEPTEMBER 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £250,000 TO £275,000

VIEWINGS BY APPOINTMENT ONLY - SATURDAY 16TH AUGUST 2025 FROM 10.00AM TO 10.30AM

This traditional bay fronted three storey, three bedroomed town house extends to a floor area of approximately 1,450 square feet and provides ample scope for modernisation and refurbishment. The spacious interior includes two reception rooms and an extended kitchen, two bedrooms and a bathroom on the first floor and a third bedroom on the second floor. Externally there is a courtyard garden and a double garage which is approached by a service road leading from Fife Street at the rear. The property is offered with vacant possession.

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

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 259773 F: 01604 232627

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# 71 Harlestone Road, St James, Northampton, Northamptonshire, NN5 7AB

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

14'9 x 5'9

Approached by an integral porch the hall leads to an inner hall and gives access to:-

#### LOUNGE

14'1 x 11'7

With a five casement bay window to the front elevation with stained glass leaded light fan lights over there is an open hearth fireplace.



#### INNER HALL

10'7 x 5'5

Containing the stairs rising to the first floor with walk in under stairs storage cupboard.

#### DINING ROOM

21'5 x 10'0 maximum

This room has been extended and connects via an archway to the utility room and has a doorway leading to the rear garden.



#### KITCHEN/UTILITY ROOM

21'0 x 6'0

Fitted with floor and wall cabinets with laminated working surfaces incorporating sink unit and an electric cooker. There is a doorway from the utility area leading to the rear garden.



### FIRST FLOOR

#### LANDING

8'9 x 5'4

With stairs rising to the second floor and doors leading to:-

#### BEDROOM ONE

16'2 x 14'3

With a five casement bay window to the front elevation.



#### BEDROOM TWO

14'10 x 9'11

Housing the Ideal gas fired boiler and with a window to the rear elevation.



#### BATHROOM

12'10 x 5'9

Comprising a white suite of panelled bath, wash basin and WC as well as a ceramic tiled shower cubicle. Window to the rear elevation.



### SECOND FLOOR

#### BEDROOM THREE

19'7 x 16'0

Approached by a straight staircase this is a spacious double room with a vaulted ceiling and a dormer window to the rear elevation.



#### OUTSIDE

There is a front garden between the highway and the front door enclosed within a low brick wall and at the rear there is a courtyard style garden which is walled and which includes a brick store and external WC.



#### GARAGE

18'9 x 16'7

With a mono pitched roof and doors to the service road at the rear.

#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal gas fired boiler.

#### COUNCIL TAX

West Northamptonshire Council - Band C

#### LOCAL AMENITIES

There are a number of shopping facilities including Supermarkets, Banks, a Bakery, and Post Office with further facilities located in Northampton town centre. A bus service

For further information on viewing call 01604 259773