



### 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).

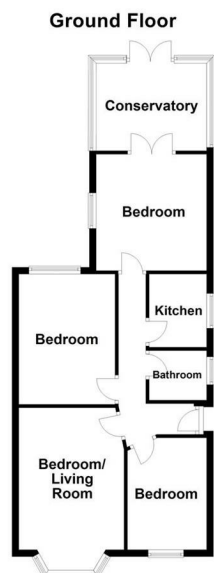
### COPYRIGHT

All photographs displayed are the exclusive property of Richard Greener Estate Agents. They are protected under international copyright laws.

No photograph may be copied, reproduced, distributed, altered, transmitted, or otherwise used in any form or by any means without prior written permission from the copyright owner. Unauthorised use of these images is strictly prohibited and may result in legal action or a £2,000 fine.

### AGENTS NOTE

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



Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



| 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

GUIDE PRICE: £75,000 - £85,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL OUR OFFICE TO ARRANGE

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 motgagable in its present condition.

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

# 7 Cameron Crescent, Northampton, NN5 5PD

## 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

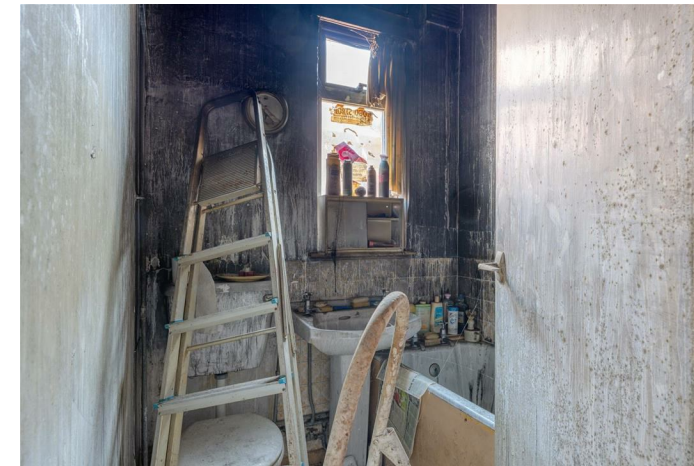
Windows to the rear & side looking over garden & access to the conservatory



### 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