



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 £1,140 (£950 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 take the Wellingborough Road towards Abington Park and at the traffic light

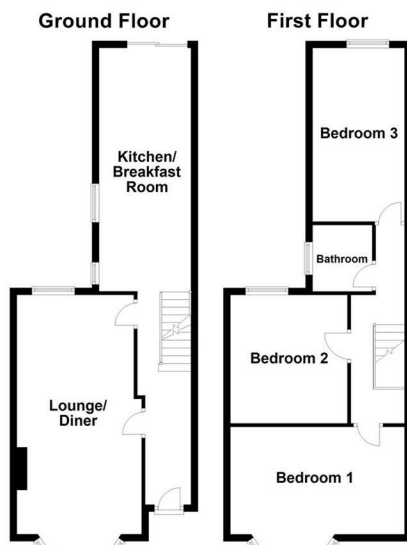
intersection turn left onto Abington Avenue and past the BP garage. Turn right onto Collingwood Road and proceed over Birchfield Road where the property can then be found on the right hand side.

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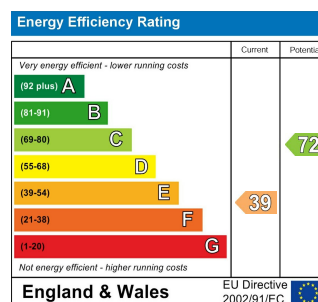
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20 Collingwood Road, Abington, Northampton, NN1 4RL



**For Auction - Guide £200,000 to £225,000**

FOR SALE BY AUCTION ON WEDNESDAY 1ST JULY 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £200,000 TO £225,000

VIEWING: BY APPOINTMENT ONLY - FRIDAY 19TH JUNE FROM 1.00PM TO 1.30PM

A single bay fronted three bedroomed Victorian terrace property situated on a quiet road in the popular residential area of Abington. The accommodation comprises entrance hall, lounge/diner, kitchen/breakfast room and cellar. To the first floor there are three bedrooms and a family bathroom. Outside there is a front garden and a low maintenance rear garden which is mainly laid to lawn.

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

# 20 Collingwood Road, Abington, Northampton, NN1 4RL

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a hardwood front door with port hole window above with obscure glass, radiator, stairs to first floor, door to cellar and further doors leading to:-

#### LOUNGE/DINER

25'4 x 11'8

UPVC double glazed bay window to the front, open feature fireplace with tiled hearth and cast iron surround and wood mantle, two radiators and UPVC double glazed window to the rear.



#### BREAKFAST AREA



### FIRST FLOOR

#### LANDING

With doors leading to:-

#### BEDROOM ONE

15'4 x 10'2

Two UPVC double glazed windows to the front, built in triple, double mirrored wardrobes and drawers and radiator.



#### BEDROOM TWO

12'4 x 9'8

UPVC double glazed window to the rear and radiator.



#### BEDROOM THREE

10'5 x 8'8

Built in wardrobe, original sash window to the rear and radiator.



### BATHROOM

6'2 x 5'7

Suite comprising WC, wash hand basin, panelled bath with shower and glass screen. The bathroom is fully tiled with a chrome wall mounted towel radiator and window with obscure glass to the side.



### OUTSIDE

#### FRONT GARDEN

The walled front garden is mainly laid to gravel with pathway to the front door.

#### REAR GARDEN

The low maintenance rear garden is mainly laid to patio and is enclosed by a brick wall and fencing. The rear garden enjoys a sunny aspect and privacy.

### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

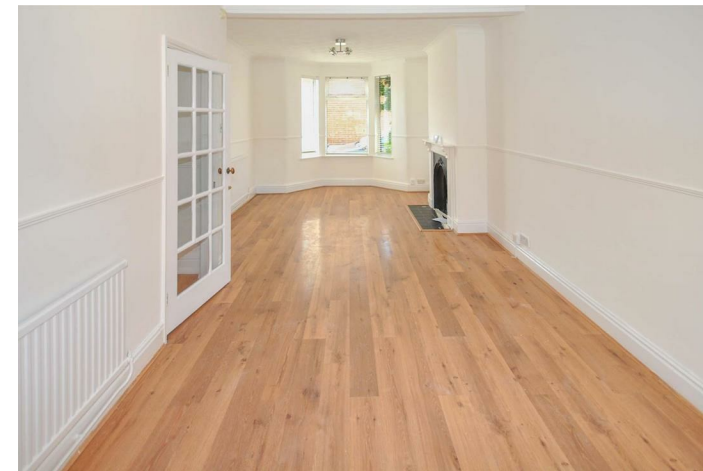
West Northamptonshire Council - Band B

### LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus service from the Wellingborough Road to Northampton town centre. The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately one mile distant. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures



### CELLAR

Window to the front elevation with power and lighting.

### KITCHEN/BREAKFAST ROOM

22'8 x 8'7

Fitted with a range of base and eye level units, modern worktops, breakfast bar, tiled splashbacks, circular stainless steel sink and drainer with mixer tap, built in oven, grill, hob, extractor, washing machine, gas wall mounted combination boiler housing cupboard, UPVC double glazed window to the side, radiator and wooden double glazed French doors and windows to the rear garden.

For further information on viewing call 01604 259773