



**SERVICES**

Mains gas, water and electricity are connected. None of these services have been tested.

**COUNCIL TAX**

West Northamptonshire Council - Band C

**HOW TO GET THERE**

From Northampton town centre, proceed in an easterly direction along the A45 dual carriageway and take the first exit onto Lumbertubs Way. Take the third turning on the left and turn right at the traffic lights intersection onto Wellingborough Road. Proceed past Weston Favell shopping centre and continue over the next roundabout. At the second roundabout, turn right into Little Billing Way. Follow this road down to the bottom, and at the next roundabout, turn left onto Manorfield Road and left again onto Orchard Hill. Follow the road to the second exit on the right, where the property can be found directly in front on the left-hand side.

**BUYERS PREMIUM CHARGE**

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

**BUYERS ADMINISTRATION CHARGE**

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

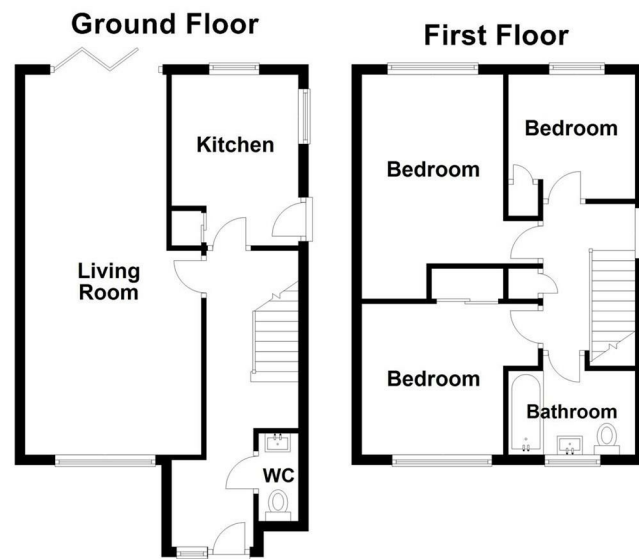
**PRICE INFORMATION**

\*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.

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**1 Knights Court, Little Billing, Northampton, NN3 9AT**



For illustration purposes only - not to scale

**AUCTION GUIDE PRICE £190,000**

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

GUIDE PRICE: £190,000 to £210,000

VIEWINGS - BY APPOINTMENT ONLY - EVERY THURSDAY PRIOR TO AUCTION AT 4PM - BOOKING REQUIRED

An excellent opportunity for investors, developers, or buyers seeking a project. This three-bedroom link-detached family home is situated in the popular residential area of Little Billing. The property requires full refurbishment throughout, providing a blank canvas to add value and personalise. There is clear potential to extend or reconfigure, subject to the usual planning consents, making this an ideal investment opportunity in a well-established location. The current accommodation comprises an entrance hall, ground-floor WC, open-plan lounge/dining room, and kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Occupying a generous plot, the property benefits from an attractive rear garden, off-road parking for two vehicles, and access to a single garage, further enhancing its appeal for resale or long-term investment. Early viewing is recommended to appreciate the scope and potential on offer.

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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	

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

13'04 x 6'01 + 6'04 x 5'04

Entered via a part-glazed front door, there is a cloak area and stairs rising to the first floor. The hallway is divided by a glass partition with doors leading to:-

#### WC

5'11 x 2'06

Suite comprising WC and hand wash basin.

#### KITCHEN

11'02 x 8'04

Fitted with a range of floor and wall-mounted units, there is space for appliances, a door to the side elevation and windows overlooking the rear garden



### FIRST FLOOR

#### LANDING

A window to the side elevation, there are doors to:-

#### BEDROOM ONE

12'05 x 9'04

Space for a double bed with various storage cupboards and a window to the front elevation.



#### BEDROOM TWO

11'07 x 10'00

Space for a double bed with windows to the front elevation.



#### LOUNGE/DINER

13'04 x 11'04

An open plan room with floor-to-ceiling windows to the front, and Pvc patio doors to the rear garden.

#### LOUNGE AREA



#### DINING AREA

11'06 x 9'01

Space for a dining suite with a serving hatch to the kitchen.



#### BEDROOM THREE

8'00 x 8'02

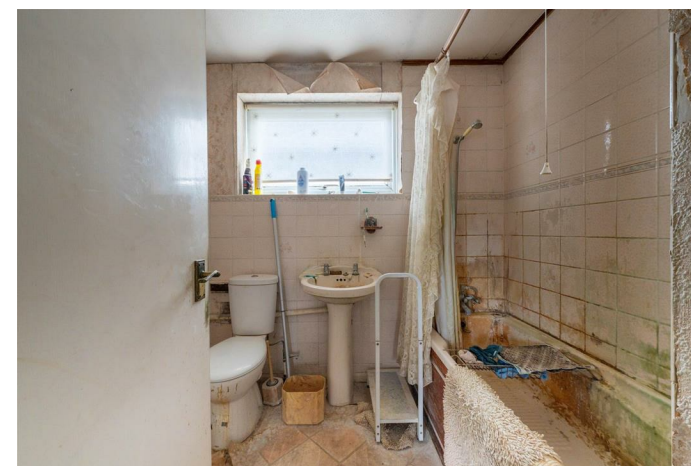
Space for a single bed with a window to the rear elevation.



#### BATHROOM

8'05 x 5'05

A window to the front elevation, the suite comprises WC, hand wash basin and bath.



#### OUTSIDE

#### REAR GARDEN

There is a well-proportioned rear garden mainly laid to the lawn, with shrub borders and a fenced boundary. There is a pedestrian door to:-



#### GARAGE

17'08 x 8'03

With electricity connected there is an up and over door to:-



#### FRONT DRIVE

Off-road parking for two vehicles with an area laid to lawn.



For further information on viewing call 01604 259773