



centre and the Weston Favell Centre. Local schools include Weston Favell CE Primary School with secondary education at The Weston Favell School.

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 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).

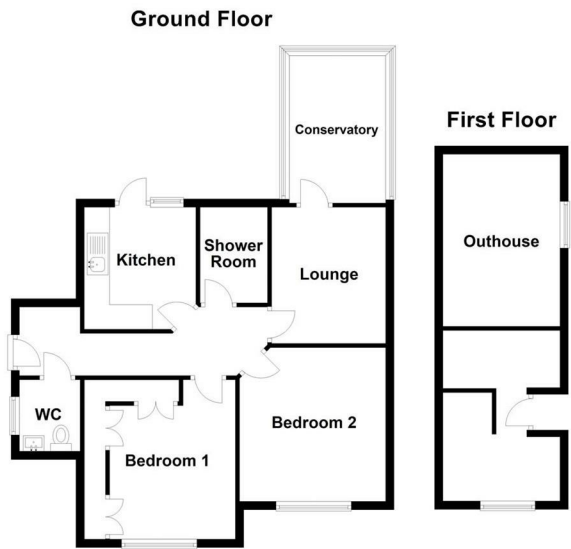
BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT)

HOW TO GET THERE

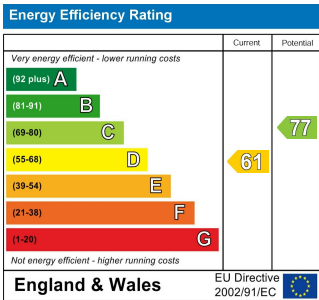
From Northampton Town Centre proceed in an easterly direction along the A428 towards the Bedford Road roundabout. Join the A45 and then exit at the first exit A43. Take the third exit towards Weston Favell shopping Centre but turn left at the traffic lights heading back towards the town centre. Take the first exit on the right, heading into Westone on Fir Tree Walk, proceed over the roundabout turning right at the end of the road onto Charnwood Avenue where the property can be found on the right-hand side.

DOING05082024/9941



Not to scale. For illustrative purposes only

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48 Charnwood Avenue, Northampton, NN3 3DU



For Auction - Guide £165,000

FOR SALE BY AUCTION ON WEDNESDAY 26TH FEBRUARY 2025 COMMENCING AT 11.00AM - SALE VIA A LIVE-STREAMED AUCTION
GUIDE PRICE: £165,000 - CASH BUYERS ONLY
VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 22ND FEBRUARY 2025 FROM 11.00AM TO 11.30AM
A fantastic opportunity to purchase a two-bedroomed semi-detached bungalow situated in the popular location of Lumbertubs close to Abington Park. The property measures approximately 900 square feet and benefits from a partially converted outbuilding with the main accommodation comprising entrance hall, WC, two bedrooms, shower room, lounge, conservatory and kitchen. The property is presented in a liveable condition but would benefit from redecoration. The rear garden is a suitable size with a part converted garage which has been extended to provide three further rooms. There is off-road parking to the front.

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

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ACCOMMODATION

ENTRANCE HALL

12'0 x 5'01

Enter via a part glazed PVCU front door there are windows to the side with a part glazed door leading to:-

WC

5'02 x 4'04

Slot windows to the front and side elevations there is a half tiled wall with WC, wash hand basin and electric radiator connected.

LOUNGE

10'08 x 8'11

With carpet fitted this room is open to:-



CONSERVATORY

10'11 x 7'07

With glazed windows to the side and rear elevations with patio doors leading to the rear garden. The floor is tiled with an electric radiator connected.



KITCHEN

9'05 x 8'06

With a UPVC two casement window to the side elevation there is a range of floor and wall mounted cabinets with tiled splashbacks, integrated stainless steel sink and drainer with space for appliances with electric hob and oven connected. There is a tiled floor with a part glazed PVCU door leading to the rear elevation.



BEDROOM ONE

14'05 x 10'09

With a bay window to the front elevation there is carpet fitted with various integrated wardrobes.



BEDROOM TWO

12'01 x 11'05

With a three casement window to the front elevation with radiator below and carpet fitted.



SHOWER ROOM

5'03 x 5'03

Tiled from floor to ceiling with a suite comprising corner shower cubicle with WC and hand wash basin with vanity below and a two casement window to the rear elevation.



OUTBUILDING



ENTRANCE HALL

10'05 x 7'06

With doors leading through to:-

REAR ROOM

13'06 x 9'03

With carpet fitted and a two casement window to the side elevation there is a electric radiator below.

FRONT ROOM

10'06 x 5'07

With a window to the front elevation.

OUTSIDE

REAR GARDEN

The rear garden is mainly laid to lawn with a raised decked patio area and pedestrian gate leading to the off road parking.



OFF ROAD PARKING

There is off road parking for two vehicles to the front.

SERVICES

Main drainage, gas, water and electricity are connected. None of these have been tested.

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex offering a range of sporting facilities and Weston Favell Health Centre and Pharmacy. A bus service runs from the Wellingborough Road to Northampton town

For further information on viewing call 01604 259773