



COUNCIL TAX

West Northamptonshire Council - Band C

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 CHARGE

The purchaser will be required to pay a buyer's premium charge of £2,000 (£1,600 plus VAT).

BUYERS ADMINISTRATION CHARGE

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

HOW TO GET THERE

From Northampton town centre take the Barrack Road in a northerly direction, turning onto Marriott Street just before the Catholic Cathedral. Proceed to the end of the road and turn right into Semilong Road. The property can be found on the left hand side.

DOING06032026/0305



64 Semilong Road, Northampton, NN2 6BX



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

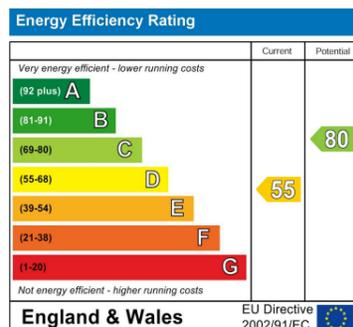
FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11 AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £200,000 to £225,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

A substantial four-bedroom Victorian mid-terrace property located in the popular Semilong area, within close proximity of Northampton Town Centre. Offering approximately 1,400 sq ft of accommodation, the property is arranged over three floors and briefly comprises an entrance hall, lounge, dining room, kitchen, and cellar to the ground floor. The first floor provides three bedrooms and a shower room, with a further spacious bedroom on the second floor. Externally, the property benefits from a south-facing rear garden, accessed via the kitchen or cellar, and featuring a pedestrian gate to the rear. The property offers excellent potential for continued use as a spacious single dwelling or conversion to a House in Multiple Occupation (subject to the necessary planning permissions and consents), making it an attractive opportunity for both investors and owner-occupiers. Viewing is highly recommended to appreciate the size and potential on offer.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entered via a solid wood front door, there are stairs rising to the first floor, stairs down to the kitchen and further steps to the cellar. Doors lead to:-



LOUNGE

A bay window to the front elevation with carpet fitted and features including a cast iron fire place.

DINING ROOM

Windows overlooking the rear garden with carpet fitted and integrated storage



KITCHEN

Fitted with a range of floor and wall-mounted

cupboards. There is space for a dining table and appliances with a door and window to the side elevation.



LOWER GROUND FLOOR

CELLAR

FIRST FLOOR

LANDING

BEDROOM ONE

Two windows, including a bay window to the front elevation, there is carpet fitted with space for a king-sized bed.



BEDROOM TWO

A window overlooking the rear garden, there is space for a double bed and carpet fitted.



BEDROOM THREE

Windows to the rear elevation with space for a bed and carpet fitted.

SHOWER ROOM

Suite comprising shower cubicle, WC and hand wash basin.



SECOND FLOOR

BEDROOM FOUR

A dormer window to the front elevation, there is space for a double bed with carpet fitted.



OUTSIDE

REAR GARDEN

The rear garden had a fenced and red brick boundary with a concrete path. There are steps from the kitchen and steps down to the cellar. There is a pedestrian gate to the rear.



LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

For further information on viewing call 01604 259773