



**COUNCIL TAX**  
West Northamptonshire Council - Band D

**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.

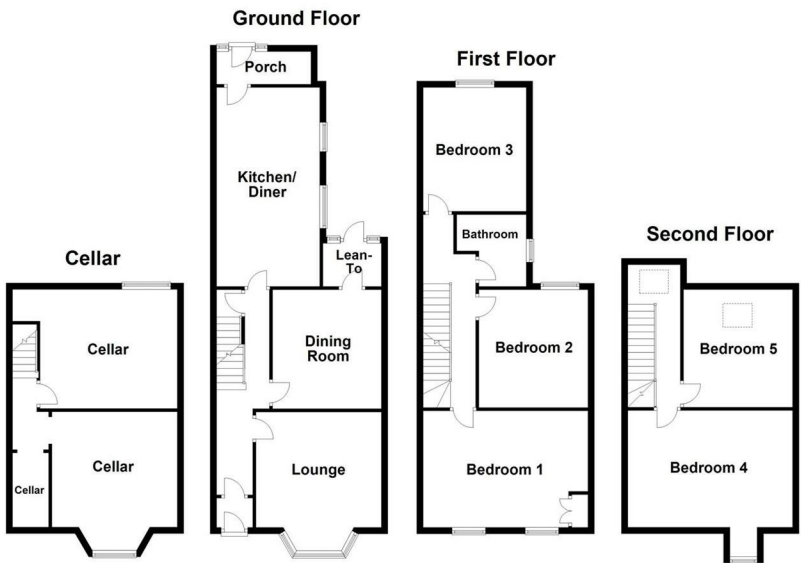
**BUYERS ADMINISTRATION CHARGE**  
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

**BUYERS PREMIUM CHARGE**  
The purchaser will be required to pay a buyers premium charge of £2,160 (£1,800 plus VAT).

**HOW TO GET THERE**  
From the Northampton town centre take the Barrack Road towards Kingsthorpe passing Northampton International Academy on the left taking the second turning on the left into Hester Street where the property can be found on the left hand side.

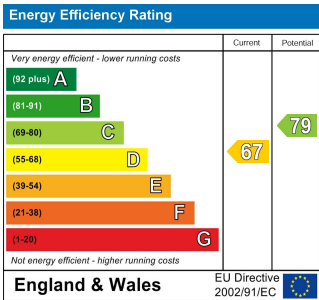
**LOCAL AMENITIES**  
The property stands close to Northampton town centre within walking distance of the shops, restaurants, cafes and public houses. Northampton bus station and Northampton Castle Railway Station with main line services to London Euston and Birmingham New Street are also within walking distance.

**DOI**AK14082025/0157



Not to scale. For illustrative purposes only

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# 27 Hester Street, Northampton, NN2 6AP



## For Auction - Guide £220,000

FOR SALE BY LIVE NATIONAL AUCTION ON TUESDAY 2ND SEPTEMBER 2025  
GUIDE PRICE: £220,000  
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

A substantial three-storey, five-bedroom home in need of refurbishment. This spacious house offers versatile accommodation, comprising an entrance hallway, lounge, dining room, and a generous kitchen/diner, with access to a two-room cellar. The first floor boasts three double bedrooms and a family bathroom, while the second floor provides two further bedrooms. The cellar includes two well-proportioned rooms. Outside, the property has a walled rear gardens.



# 27 Hester Street, Northampton, NN2 6AP

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Accessed via a storm porch with mosaic tiled floors. Stairs rising to the first floor and doors to all ground floor rooms including:

#### LOUNGE

12'10 x 11'3

Bay window to the front. Feature fireplace. Coving and picture rail. Sliding doors to:



#### DINING ROOM

12'5 x 11'3

Feature fireplace. Coving and picture rail. Wooden part glazed door leading to a lean-to.



#### KITCHEN/DINER

20'7 x 11'3

Fitted with a range of base and eye-level units with contrasting worktops. Inset 1½ bowl sink with drainer and mixer tap. Double-glazed windows to the side. Door to a rear porch with storage and door to garden



#### CELLARS

Stairs from hallway lead to the cellar which is divided into two rooms.

### FIRST FLOOR

#### LANDING

Stairs rising to the second floor. Doors to all first floor rooms including:

#### BEDROOM ONE

16'1 x 12'0

Double room with two windows to the front elevation and Victorian fireplace



#### BEDROOM TWO

12'6 x 11'3

Double room with window to the rear.



#### BEDROOM THREE

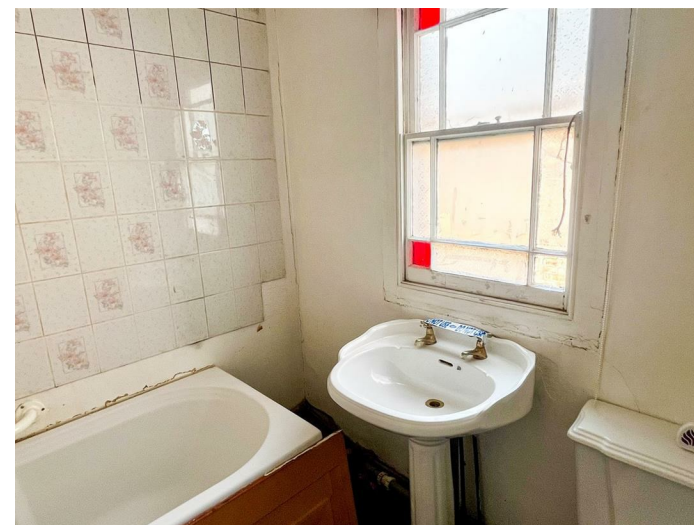
12'9 x 10'8

Also a double room with window to the rear elevation

#### BATHROOM

7'6 max x 7'2

Fitted in a suite with W.C, wash basin and bath. There is a tiling to splash areas and window to the side.



### SECOND FLOOR

#### LANDING

With skylight window and doors to both bedrooms.

#### BEDROOM FOUR

16'1 x 9'2

Exposed timber flooring, Victorian fireplace surround and dormer to the front



#### BEDROOM FIVE

10'4 x 9'4

Skylight window to the rear.

#### OUTSIDE

At the front is a low brick wall and mature hedge, with a storm porch leading to the entrance.

#### REAR

The walled rear garden has a patio area with the remainder in need of attention.



For further information on viewing call 01604 259773