



73 Cyril Street, Northampton, NN1 5EJ

A two bedroom mid Victorian property offered for Sale with no onward chain. An ideal buy to let or first time purchase! Located within walking distance to the General Hospital and the Town Centre, the property offers: Entrance hall, thorough lounge/diner, kitchen, basement, two double bedrooms and a first floor family bathroom (recently refitted) with shower over the bath. There is a private courtyard garden to the rear. New gas boiler fitted in 2024, UPVC double glazed windows, Permit parking on street. EPC Rating is D and Council tax band is A. Priced to sell with a modest amount of cosmetic updating required.



- *Two bedroom terraced
- *No onward chain
- *Recently installed boiler
- *Double glazing

- *Close to town centre
- *Ideal investment or first time buy
- *Basement for storage
- *Refitted bathroom

FOR SALE Offers in Excess of £180,000

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Front of Property

Property located at the top- end of Cyril Street, on street parking is via a residents parking scheme via West Northants Council. Entrance via hard wood door with single glazed panels. (there is a small section of the street near to the property that is permit parking)

Entrance Hall

Entrance via a hardwood door leading into hallway. Door leading to lounge/diner and stairs rising to first floor.

Lounge Diner 9' 6" x 22' 2" (2.90m x 6.76m)

Dual aspect room with double glazed windows to front and rear aspect. Feature fireplace with surround. Door to kitchen. Wall mounted radiator x 2

Kitchen 5' 9" x 9' 4" (1.75m x 2.84m)

Fitted with a range of base and wall level units with laminate roll top work surface with inset stainless-steel sink, space and plumbing for washing machine and freestanding oven with extractor hood. Splash back tiling. Door providing access to the basement. Door to rear garden. Double glazed window to side aspect.

Landing

Doors to bedrooms and bathroom. Storage cupboard and access hatch to loft space

Bedroom 1 12' 7" x 10' 11" (3.83m x 3.32m)

Double size, double glazed window to front aspect. wall mounted radiator

Bedroom 2

Double glazed window to rear aspect. Wall mounted radiator.

Bathroom

Refitted three-piece bathroom suite consisting of a L shaped bath with screen, chrome mixer taps with telephone style handheld shower attachment and rainfall mains fed shower, low flush WC and pedestal wash hand basin. Cupboard housing wall mounted combination boiler. Wall mounted heated towel rail, obscure double-glazed window to rear aspect. Sloped ceiling.

Rear Garden

Courtyard style garden with low level walls and mature shrubs & bushes. There is an enclosed outside lavatory (not tested!)



ANTI MONEY LAUNDERING REGULATIONS

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Additional information

Mains drains, gas, water & electricity are connected to the property. Heating is via gas central heating. The local authority for this property is Northampton Borough Council and the council tax band is A

Only the fixtures & fittings and other items described in these details are included in the selling price. The Agents have not checked they are fit for purpose nor have we tested any of the services mentioned within these details.

Verification of the legal title of the property has not been sought & the purchaser should seek verification of this through their solicitor.

These property details do not constitute part of, (or all) of an offer, or contract.

The tenure of this property is **FREEHOLD**

Buying to let?

The rental value of this property is £1050.00 per calendar month (exclusive of bills)

Measurements provided by Agent:

All measurement given on these details are approximate and are for guidance purposes only. Potential buyers are strongly advised to take their own measurements. Floor plans are for guidance only.

Stamp Duty information

Standard Rates

- £125,001 – £250,000: 2%
- £250,001 – £925,000: 5%
- £925,001 – £1.5 million: 10%
- Over £1.5 million: 12%

First-Time Buyers

- 0% on the first £300,000
- 5% on property value between £300,001 and £500,000

Additional Properties (Buy-to-let and second home purchases)

- Up to £125,000: 5%
- £125,001 – £250,000: 7%
- £250,001 – £925,000: 10%
- £925,001 – £1.5 million: 15%
- Over £1.5 million: 17%

Energy Performance Certificate

73, Cyril Street, NORTHAMPTON, NN1 5EJ

Dwelling type: Mid-terrace house
Date of assessment: 02 July 2018
Date of certificate: 02 July 2018

Reference number: 0228-5009-6273-4678-9984
Type of assessment: RdSAP, existing dwelling
Total floor area: 64 m²

Use this document to:

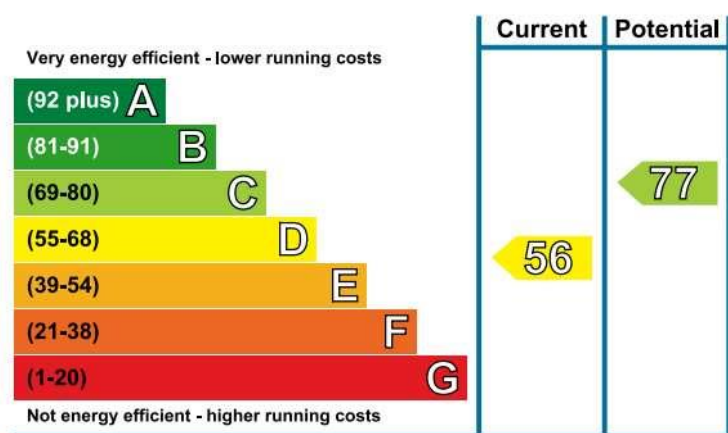
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,640
Over 3 years you could save	£ 480

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 153 over 3 years	
Heating	£ 2,139 over 3 years	£ 1,824 over 3 years	
Hot Water	£ 270 over 3 years	£ 183 over 3 years	
Totals	£ 2,640	£ 2,160	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 321
2 Low energy lighting for all fixed outlets	£20	£ 69
3 Solar water heating	£4,000 - £6,000	£ 90

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.