



Connells

Allen Road
Northampton



Property Description

Built in 1892, this property boasts the character and appeal of a classic Victorian terraced house. Highly Convenient Location, enjoy easy access to local amenities with Northampton town centre just 1.2km away. Abington Park, a beautiful green space, is a mere 300m stroll, while ALDI at Mounts is only 1.3km, perfect for everyday shopping. Despite its central location, Allen Road offers a peaceful and relaxed atmosphere, particularly in the evenings.

Simplify your purchase with the added benefit of no onward chain, ensuring a smoother transaction.

Perfect for First-Time Buyers and Investors: This property presents an excellent opportunity to get onto the property ladder or expand your investment portfolio.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Enter via door tot he front aspect. Wall mounted electric radiator.

Cloakroom

Double glazed window to the rear aspect. Low level WC and wash hand basin.

Lounge

10' 2" x 10' 11" (3.10m x 3.33m)

Double glazed window to the front aspect. Gas fireplace.

Dining Room

Double glazed window to the rear aspect.

Kitchen

10' 10" x 7' 7" (3.30m x 2.31m)

Double glazed window to the side aspect. Wooden door to the side aspect.

Bedroom One

10' 5" x 14' 3" (3.17m x 4.34m)

Double glazed window to the front aspect. Wall mounted electric radiator.

Bedroom Two

8' 10" x 11' 5" (2.69m x 3.48m)

Double glazed window to the rear aspect.

Bathroom

Double glazed window to the rear aspect. Bath, wash hand basin and low level WC. Boiler.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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6 Wood Hill
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EPC Rating: F

Tenure: Freehold

view this property online connells.co.uk/Property/NHT413869



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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