



LOCAL AMENITIES

There are a variety of shops available on St. Leonards Road and the Asda Supermarket Local schools include Delapre Primary School in Rothersthorpe Road and secondary schooling at Abbeyfield School. There are bus services to Northampton town centre and the Delapre Golf Complex is situated approximately one mile from the property. Northampton's Castle Station provides a mainline service to London Euston and is situated within a mile. The property is situated within walking distance of the University of Northampton campus.

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium of £1200 (£1000 plus VAT)

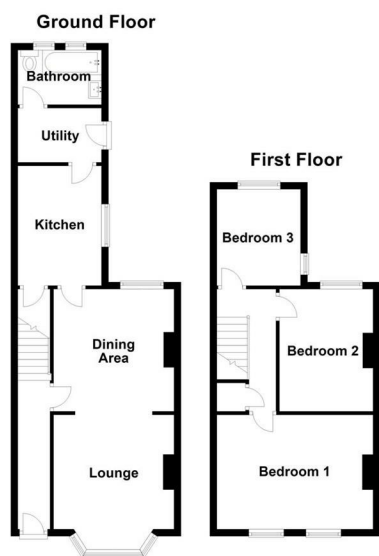
BUYERS ADMINISTRATION CHARGE

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

HOW TO GET THERE

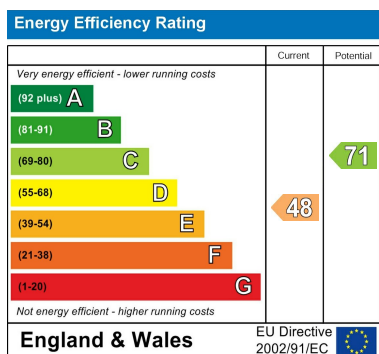
From Northampton town centre proceed in a southerly direction on the A508 passing over the River Nene, continue towards the Asda traffic lights turning right onto St Leonards Road, continue to the end and before the roundabout turn left onto Euston Road, follow the road half way down and the property can be found on the left hand side.

DOING11092023/9701



Not to scale. For illustrative purposes only

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106 Euston Road, Far Cotton, Northampton, NN4 8DU



For Auction £175,000 to £200,000

FOR SALE BY UNCONDITIONAL ONLINE AUCTION (Immediate Exchange)
THIS PROPERTY WILL BE OFFERED FOR SALE BY AUCTION ON THE 5TH DECEMBER.
GUIDE PRICE: £175,000 TO £200,000 (PLUS FEES)
VIEWINGS BY APPOINTMENT ONLY ON SATURDAYS

A fantastic opportunity to purchase a three-bedroom mid-terrace property situated in the heart of Far Cotton close to Northampton town centre. The property has been previously let on an Assured Shorthold Tenancy but is presented to market with vacant possession, under current market conditions the property would let for £1,300 pcm generating a 9% return. The internal layout comprises entrance hall, open plan lounge/dining room, kitchen, utility and downstairs bathroom. On the first floor, there are three well-proportioned bedrooms. Externally there is a rear garden with an outdoor shed. The property benefits from UPVC double glazing and gas radiator central heating.

22 Bridge Street, Northampton, NN1 1NW
T: 01604 259773 F: 01604 232627
www.auctionhouse.co.uk/northamptonshire

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

11' x 2'10"

Entered via part glazed UPVC front door, stairs rising to first floor, door leading to lounge/dining room.

DINING AREA

11'05" x 11'03"

Benefitting from UPVC double glazed doors to side elevation, wood effect floor, open plan to the lounge area.



LOUNGE AREA

12'07" x 11'0"

Benefitting from a bay window to front elevation, continued wood laminate flooring, TV and telephone points connected. This area has a door leading to the kitchen.



KITCHEN

11'02" x 7'11"

Refitted kitchen with floor and wall mounted storage cabinets, integrated 4 times gas hob, extractor above, tiled splash backs, stainless steel sink and drainer, plumbing for washing machine, integrated dishwasher and space for fridge/freezer and a window to side elevation. Wood effect laminate floor and door leading to under stairs storage, a further door leads to the utility.



UTILITY

5'01" x 7'10"

Space for washing machine and tumble dryer, space for chest freezer, door leading to side elevation, door leading to the bathroom.



BATHROOM

7'11" x 5'01"

Comprising WC, hand wash basin, bath with a window to the rear elevation.



FIRST FLOOR

LANDING

14'07" x 2'05"

Access to airing cupboard containing a Gloworm boiler. Door leading through to the master bedroom.

MASTER BEDROOM

14'03" x 10'08"

Two windows to front elevation, carpet fitted and space for a double bed.



BEDROOM TWO

11'07" 8'09"

Window to rear elevation, carpet fitted and space for a double bed, window overlooking side elevation.



BEDROOM THREE

9'0" x 7'11"

Windows to the rear and side elevations with space for a single bed.



OUTSIDE



REAR GARDEN

Laid to lawn with shrub borders and low level boundary fence, access to outdoor store.



SERVICES

Mains gas, water and electric.

COUNCIL TAX

West Northamptonshire Council - Band A

For further information on viewing call 01604 259773