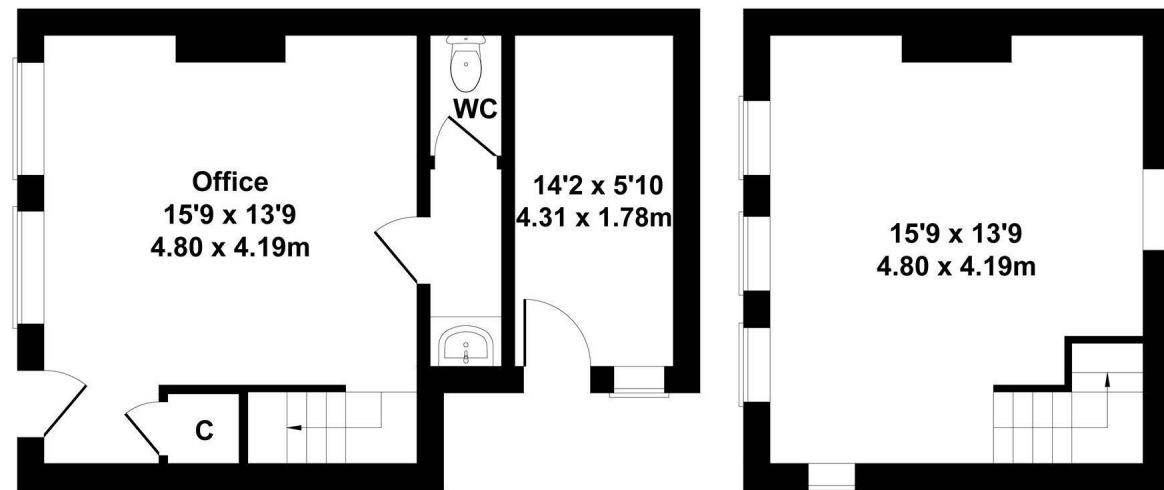




24 Nelson Street, Market Harborough, LE16 9AY



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



AUCTION GUIDE PRICE: £80,000

FOR SALE BY AUCTION ON WEDNESDAY 14TH OF FEBRUARY 2024 AT 11AM
SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE: £80,000 To £95,000
VIEWINGS BY APPOINTMENT ONLY

A two storey end of terrace property currently in use as an office but with potential for conversion to residential subject to planning permission and within walking distance of the town centre. Comprising ground floor reception room, small kitchen, separate WC and store room with door to rear together with a first floor office with windows to front side and rear. The property extends to a floor area of approximately 578 square feet.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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ACCOMMODATION

GROUND FLOOR

RECEPTION

15'9 x 13'10

Approached through composite front door this room is majority timber lined and has a fireplace with fitted gas fire. There are twin two casement PVCu double glazed windows and the closed stairs rise to the first floor with under stairs storage area. A door leads to:-



KITCHEN

7'10 x 4'6

With stainless steel sink unit on floor cabinet, there is a wall mounted gas fired boiler and doors lead to:-

SEPERATE WC

With white suite of low level close coupled WC

FIRST FLOOR

STORE ROOM

14'1 x 6'10 maximum

With fitted workbench and PVCu window and door to rear elevation



OFFICE

15'9 x 13'9

With vaulted ceiling and PVCu casement windows to front side and rear this room is entered via the staircase from the ground floor and contains a fitted gas fire, light and power connections.



JOINT AGENCY

We have received instructions to sell this property as part of a joint agency with Naylor's Estate Agents Market Harborough.

LOCATION

The property is situated some two hundred yards to the west of Market Harborough town centre. Proceed from The Square in a westerly direction along the A4304 Coventry Road and turn second right into Fairfield Road following the road as it bears right then take the left turn into Goward Street which in turn leads into Nelson Street where the property stands on the right hand side.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal gas fired boiler.

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 ADMINISTRATION CHARGES

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

BUYERS PREMIUM FEES

The purchaser will be required to pay a buyers premium charge of £1,200 (£1,000 plus VAT).

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