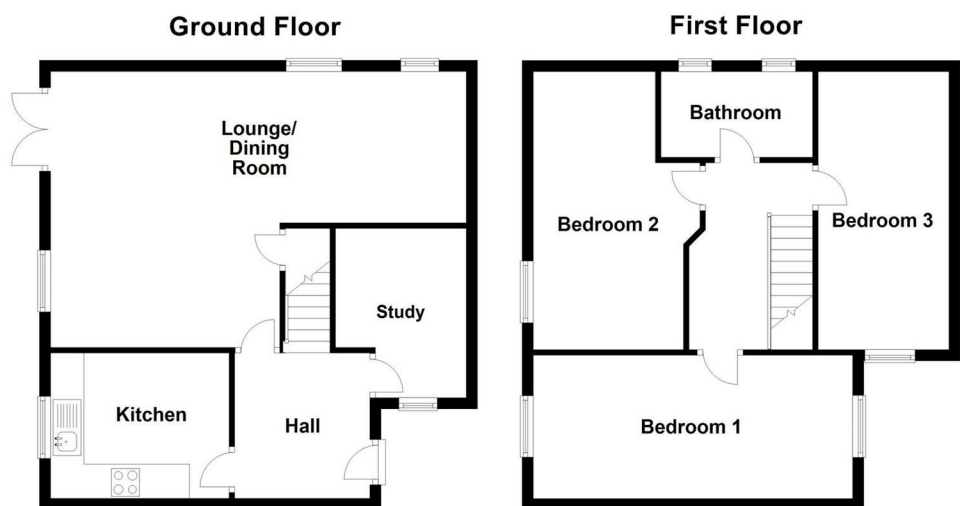




West Northamptonshire Council - Band D



67 Edinburgh Road, Northampton, NN2 6PH



For illustration purposes only - not to scale



For auction £175,000

FOR SALE BY AUCTION ON WEDNESDAY 14TH OF FEBRUARY 2024 AT 11AM

SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £175,000 TO £200,000

VIEWINGS BY APPOINTMENT ONLY - (SAT 27/1/24, SAT 03/02/24 & SAT 10/02/24 10AM-10:30AM)

A fantastic opportunity to purchase a three-bedroom terrace house situated in a secure gated development of four houses. The property is pleasantly located in the heart of Queens Park, close to Northampton Town Centre. The accommodation extends to approximately 1,200 square feet offering fantastic living space comprising entrance hall, kitchen, study, and lounge/dining room. A fantastic opportunity to purchase a three-bedroom terrace house situated in a secure gated development of four houses. There are three double bedrooms on the first floor and a family bathroom. The property benefits from a private south-facing rear garden and off-parking through electric gates.

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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	

9 Westleigh Office Park, Northampton, NN3 6BW

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

10'08 x 8'04

Entered via a part glazed front door there are stairs rising to the first floor and doors to:-



KITCHEN

10'08 x 10'04

Benefitting from a range of floor and wall-mounted cabinets with composite worktops and tiled splashbacks with a window overlooking the rear garden. There is an integrated stainless steel sink and a x4 gas hob with extractor above and oven below (none of these have been tested). There is space for a washing machine and free standing fridge/freezer.



LOUNGE

16'02 x 12'09

An open plan room benefitting from windows and doors to the rear garden, the solid wood floor continues from the entrance hall. There is access to a store cupboard and the room opens up to form a:-



DINING AREA

10'07 x 8'00

With windows to the rear elevation.

STUDY

11'11 x 7'08

A fabulous space for a home office or play room with windows to the front elevation.

LANDING

10'04 x 4'03

Doors leading to:-

BEDROOM ONE

18'10 x 10'06

A fantastic space with windows to the front and rear elevations and space for a double bed.

BEDROOM TWO

16'04 x 9'09

Space for a double bed with a window to the rear elevation.

BEDROOM THREE

16'03 x 7'09

Space for a double bed with a window to the front.

BATHROOM

8'11 x 5'02

Suite comprising of a bath with shower mixer tap over, WC and hand wash basin. There is a window to the side elevation.



OUTSIDE

REAR GARDEN

Mainly laid to soil with a paved area and fenced boundary,



FRONT/PARKING

There is shared community parking accessed via an electric gate.



SERVICES

None of the services have been tested.

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 buyer's premium charge of £2,880 (£2,400 plus VAT).

LOCAL AMENITIES

HOW TO GET THERE

From Northampton town centre take the Kettering Road, passing the shopping parade and the Racecourse Park on the left-hand side. At the traffic lights at the White Elephant turn left onto Kingsley Road. Continue along this road for approximately one mile, passing Kingsthorpe Golf Club on the right. At the mini roundabout take the third exit and continue up the hill towards Kingsthorpe centre. Take a left at the top of the hill onto Edinburgh Road where the property can be found directly on the right-hand side behind the electric gates.

COUNCIL TAX

For further information on viewing call 01604 259773