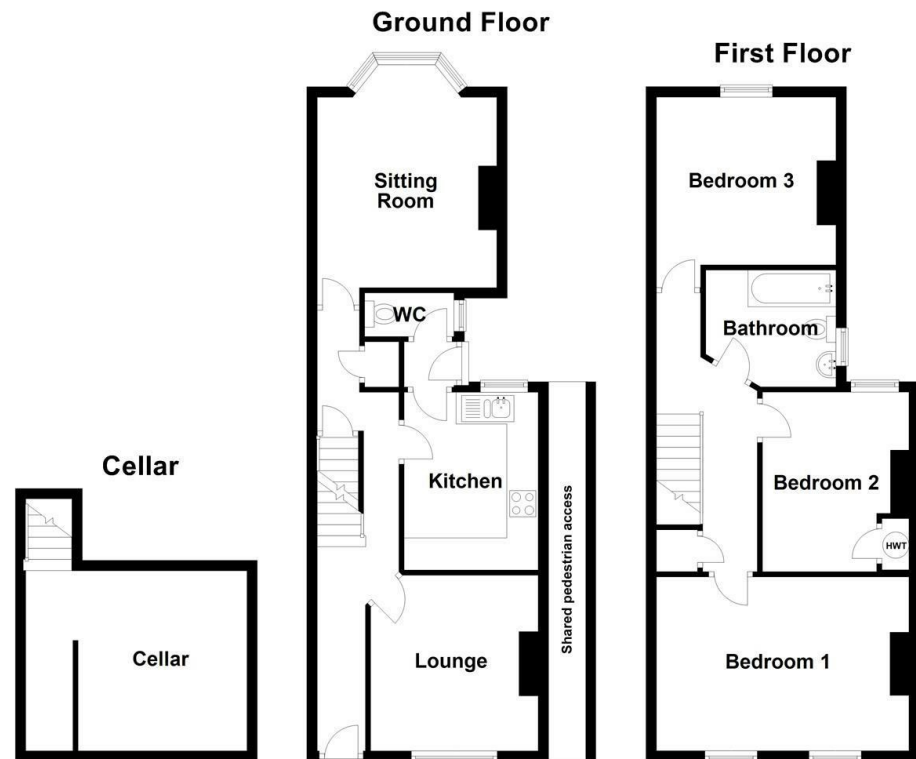




HOW TO GET THERE

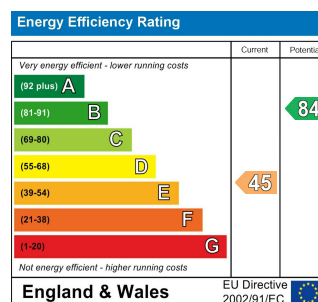
From Northampton town centre proceed in a northerly direction along the A508 Barrack Road through Queens Park Parade and up to the traffic light junction opposite The Cock Hotel. Carry straight on and enter the right hand lane passing Waitrose supermarket signposted towards Market Harborough. on entering the shopping parade Norton road is situated on the right hand side but can only be accessed from the southbound carriageway. In Norton Road the house is located on the right hand side.

DOIRG09052024/9855



For illustration purposes only - not to scale

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50 Norton Road, Kingsthorpe, Northampton, NN2 7TN



For Auction Guide Price £155,000 to £170,000

FOR SALE BY AUCTION ON WEDNESDAY 12TH JUNE 2024 COMMENCING AT 11AM

SALE BY LIVE STREAMED AUCTION

GUIDE PRICE £155,000 TO £170,000

VIEWINGS BY APPOINTMENT ONLY - SATURDAY 18TH, 25TH MAY AND 1ST, 8TH JUNE

10.00 TO 10.30AM

Traditional three bedroomed town house in need of internal refurbishment located in popular suburb of Kingsthorpe on the northern outskirts of Northampton ideal as a low cost project for investment and for owner occupation. With two reception rooms, kitchen, cloakroom, utility closet, three first floor bedrooms and first floor bathroom together with basement cellar and south facing rear garden.

9 Westleigh Office Park, Northampton, NN3 6BW

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

7'1 x 5'1

With stairs to first floor and under stairs access to the cellar and leading to a rear hall where there is a utility cupboard with plumbing for washing machine.

LOUNGE

11' x 10'6

With sliding sash window to front elevation and fireplace with fitted gas fire and shelving either side.



KITCHEN

11'2 x 8'5

With floor and wall cabinets and stainless steel sink unit there is an electric cooker and space for fridge. The kitchen houses the gas fired boiler and has a window to the rear and a door to:-



HALL/WC

5'11 x 5'7

The hall has a door to the rear garden and another door to the cloakroom which has a quarry tiled floor and low level WC.

CELLAR

13'9 x 10'9

With gas and electricity meters

FIRST FLOOR

LANDING

14'11 x 5'1

With roof void hatch and built in store cupboard and doors to:-

BEDROOM ONE

15'10 x 10'11

With two sliding sash windows to the front elevation this is a large double room.



BEDROOM TWO

11'3 x 9'2

With sliding sash window to the rear elevation and housing the airing cupboard with hot water cylinder.

BEDROOM THREE

11'3 x 9'11

Another double room with PVCU double glazed window to the rear elevation.



BATHROOM

8'2 x 7'4

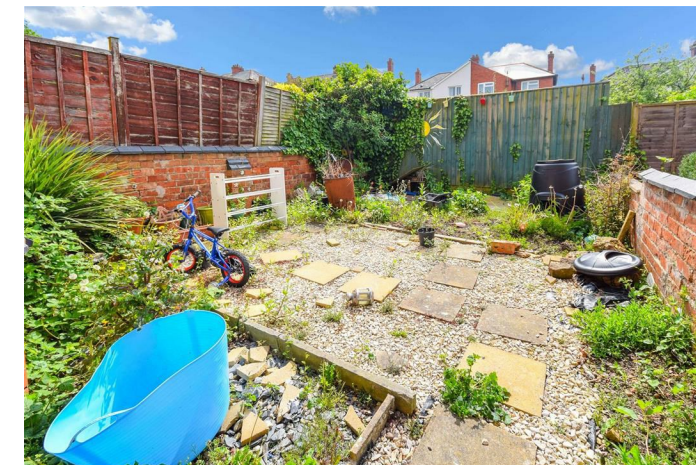
With white suite of panelled bath, pedestal wash basin and WC. There is a sliding sash window to the side elevation.



OUTSIDE

GARDEN

The garden can be approached by a side pedestrian access which is shared with the adjoining property and is laid to a gravelled terrace and bounded by brick walls and close boarded fencing. The garden faces in a southerly direction.



SERVICES

Main drainage, gas water and electricity are connected and central heating through Thorn gas fired boiler also providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band A

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 CHARGE

The purchaser will be required to pay an administration charge of £720 (£600 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will also be required to pay a buyer's premium of £1200 (£1000 plus VAT).

LOCAL AMENITIES

Kingsthorpe is a bustling local centre with a parade of shops including fast food, off licence, chemist, off licence and convenience stores. There are Aldi and Watrose supermarkets, niche retailers, private dentist, physiotherapist, The Cock Hotel Public House and a Starbucks coffee shop and within the old village there is the Parich Church and a Primary School.