

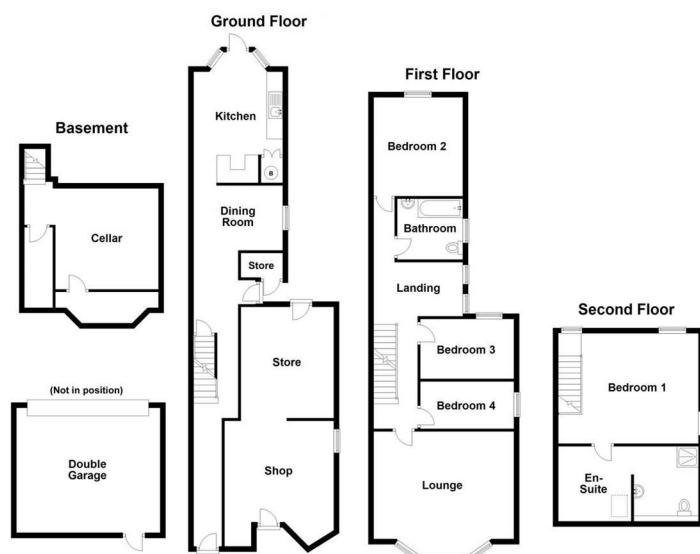


DOUBLE GARAGE
17' x 15'5"
Constructed of brick with an asbestos roof and up and over door, there is a vehicle access to the rear.



RETAIL PREMISES
Comprising a hairdressing salon with direct shopfront access to Abington Avenue the and including a store room with WC to the rear. Let on a Commercial lease with a term expiring November 2024 currently at a rent passing of £5000 per annum.

SERVICES
Mains drainage, gas, water and electricity are connected.



Not to scale. For illustrative purposes only

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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	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



150 and 150A Abington Avenue, Northampton, Northamptonshire, NN1 4QD



For auction Auction Guide £280,000

FOR SALE BY AUCTION ON WEDNESDAY 12TH JUNE 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £280,000 to £305,000

Substantial mixed use investment property comprising a four storey four bedroomed Victorian Period house together with a self contained ground floor retail shop curenly let on a commercaal lease and in use as a hairdressing salon. The rent passing is £5000 pa. The house is vacant and is in need of some improvement but has the potentail to yeild £18,0000 giving £23,000 pa gross with the expectation of an upward review of the retail premises. Externally there is a walled rear garden and a double garage with vehicle access at the rear.

9 Westleigh Office Park, Northampton, NN3 6BW

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ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

28'9" x 3'5"

With composite door to hall with original mosaic tiled floor and leading to the staircase with understairs access to the basement and side access to the rear garden.

DINING ROOM

14'5" x 11'0"

With exposed pine floor and fitted bench box seat with windows to side elevation.



KITCHEN

14'0" x 11'1"

With exposed floor boards and fitted base units with sink and recess for cooker, there is a cupboard housing the gas fired boiler and a bay window with hardwood glazed door opening to the rear garden.



CELLAR



SMALL ROOM

9'10" x 3'6"

With quarry tiled floor and light connected

LARGE ROOM

15'3" x 12'8"

With vinyl covered floor, fluorescent lighting and power points a door opens to a utilities cupboard with gas and electricity meters.

FIRST FLOOR

LANDING

11'0" x 6'8"

With twin PVCu double glazed windows to the side elevation.



LOUNGE

16'6" x 16'0"

A very spacious room with a wide three casement PVCu bay window to the front elevation, fitted shelving with cupboards under.



BEDROOM FOUR

11'5" x 5'0"

With PVCu window to side elevation.

BEDROOM THREE

11'6" x 7'4"

With picture rail and window to rear.

BATHROOM

7'11" x 7'5"

With panell bath, pedestal washbasin and WC as well as ceramic tiled splash areas.



BEDROOM TWO

12'2" x 11'0"

Standing at the rear of the house with a window overlooking the garden and built in cupboard and drawer.



SECOND FLOOR

BEDROOM ONE

17'2" x 13'7"

A light and spacious room with part vaulted ceiling, window to side and dorr to:-



EN SUITE SHOWER

17'4" x 9'3"

With shower cubicle, pedestal washbasin and WC with electric macerator.



OUTSIDE

REAR GARDEN

Approached by timber sun deck and in need of cutting back the garden is walled with mature shrubs and has a side pedestrian gate to Lea Road where there is an external store. A blue brick path leads to the garage and the garden is south facing.

For further information on viewing call 01604 259773