



BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,140 (£950 plus VAT).

HOW TO GET THERE

From Northampton town centre proceed in a north easterly direction along the A5123 Kettering Road to the traffic lights with Clare Street and carry straight on and take the first turning left into Cowper Street and proceed to the far end and then turn right into Shakespeare Road. Follow this road to the end and turn right into Colwyn Road.

DOIRM07082024/9946



Ground Floor Flat, 143 Colwyn Road, Northampton, NN1 3PU



For Auction - Guide £110,000 to £130,000

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 20TH OF NOVEMBER 2024 COMMENCING AT 11:00AM

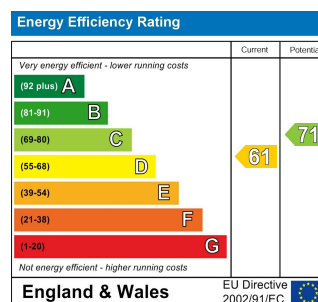
SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £90,000 TO £110,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

Converted from a Victorian house is this ground floor two bedroom maisonette with 760 square feet of accommodation set over two floors with a tenant currently in situ paying a rent of £729.50 pcm. On the ground floor are the kitchen/dining room with a large walk-in box window and built-in oven and hob, inner hall, sitting room with a bay window and door to the garden, bedroom two and bathroom. The original cellar is now a 20' master bedroom with built-in wardrobe. The property offers double glazing and gas to radiator heating. The property is within walking distance of the racecourse park and the town centre.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Ground Floor Flat, 143 Colwyn Road, Northampton, NN1 3PU

ACCOMMODATION

KITCHEN/DINING ROOM

13'5 x 11'8 into bay (maximum)

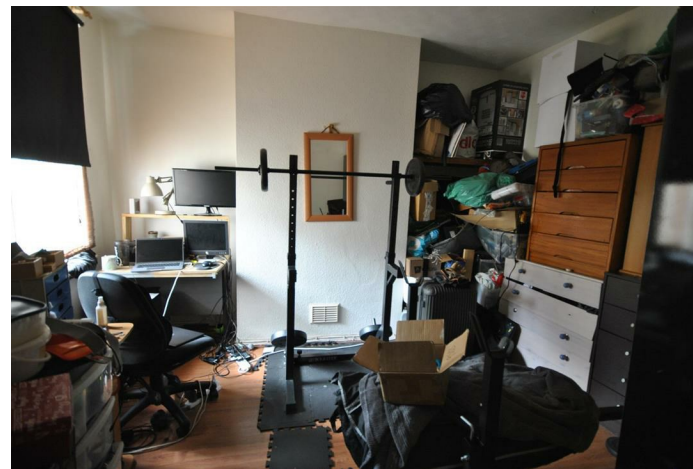
Enter via a double glazed front door into the kitchen. Fitted with a range of matching base and eye level units comprising stainless steel single drainer sink unit with mixer tap and cupboard under, built in gas hob with electric oven under and extractor fan above, roll edge work surfaces and tiled splashback areas, walk in double glazed bay window to the front elevation, radiator, plumbing for washing machine and dishwasher, wall mounted gas boiler and a door to:-



BEDROOM TWO

11'7 x 11'7 (maximum)

Double glazed window to the front elevation and radiator.



BATHROOM

A three piece white suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin and low flush WC, tiled splashback areas, radiator and a frosted double glazed window to the side elevation.



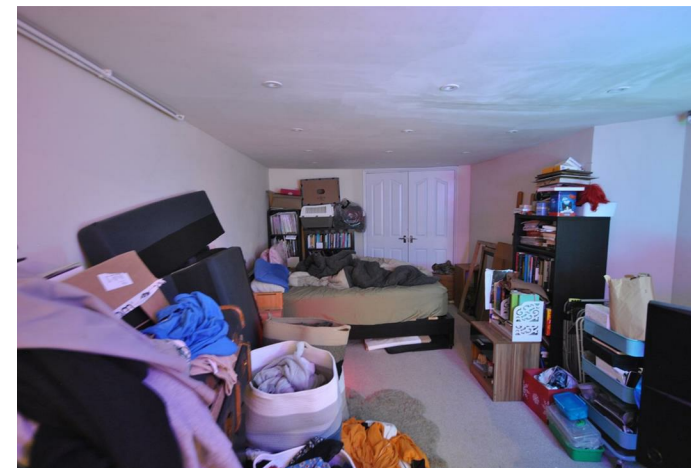
CELLAR CONVERSION

Staircase descending to:-

BEDROOM ONE

19'2 x 9'9

A double glazed window to the side elevation with radiator under, built in double wardrobe and sunken spotlights.



OUTSIDE

REAR GARDEN

A paved courtyard garden not overlooked and enclosed by fencing.



LEASE DETAILS

Please refer to the legal pack for full information.

SERVICES

Main drainage, gas, water and electricity are connected. (Not been tested)

COUNCIL TAX

West Northamptonshire Council - Band A

LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the Racecourse Public Park, shops, restaurants, cafés, public houses and Northampton University. The Northampton central bus station, Northampton railway station and the Grosvenor Shopping Centre are situated within a mile. Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum.

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 £1,140 (£950 plus VAT).



INNER HALL

Door to linen cupboard, door to the cellar conversion to bedroom one and doors to:-

SITTING ROOM

14'7 x 12'0 (into bay)

A walk in bay window to the rear aspect incorporating a door to the rear garden, feature fireplace with raised hearth and radiator.

For further information on viewing call 01604 259773