



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 £900 (£750 plus VAT).

BUYERS PREMIUM CHARGE

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

HOW TO GET THERE

From Northampton town centre proceed along the Wellingborough Road in an easterly direction passing Abington Park and Weston Favell shopping centre, proceed over the next two roundabouts and turn left onto Great Billing Way and take the second turning right into Rectory Farm. Take the second left hand turning into Ermine Road and follow the road right down to the bottom where the property can be found at the bottom on the right hand side.

DOIMB23102024/9999



64 Ermine Road, Rectory Farm, Northampton, NN3 5ES



For Auction - Guide £150,000 to £170,000

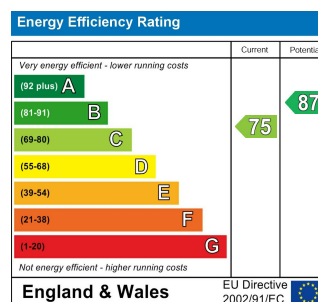
FOR SALE BY AUCTION ON WEDNESDAY 20TH NOVEMBER 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £150,000 TO £170,000

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 2ND NOVEMBER 9.30am - 10.00am

A modern spacious three bedroomed mid terrace property situated in a quiet cul de sac in the popular residential area of Rectory Farm. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms and a family bathroom. Outside there is a front and rear garden which enjoys a sunny aspect and privacy. There is parking spaces to the rear of the property and the property benefits from UPVC double glazing and gas radiator central heating.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door with obscure stained glass windows, tiled flooring, stairs to the first floor and doors leading to:-

CLOAKROOM

Comprising WC and UPVC double glazed window with obscure glass to the front.

LOUNGE

13'6 x 11'2

UPVC double glazed window to the front and radiator.



FIRST FLOOR

LANDING

Loft access and doors leading to:-

BEDROOM ONE

11'2 x 11'0

UPVC double glazed window to the front, built in wardrobe and radiator.



BEDROOM TWO

12'3 x 10'2

UPVC double glazed window to the rear, built in wardrobe and radiator.



BEDROOM THREE

9'3 x 7'4

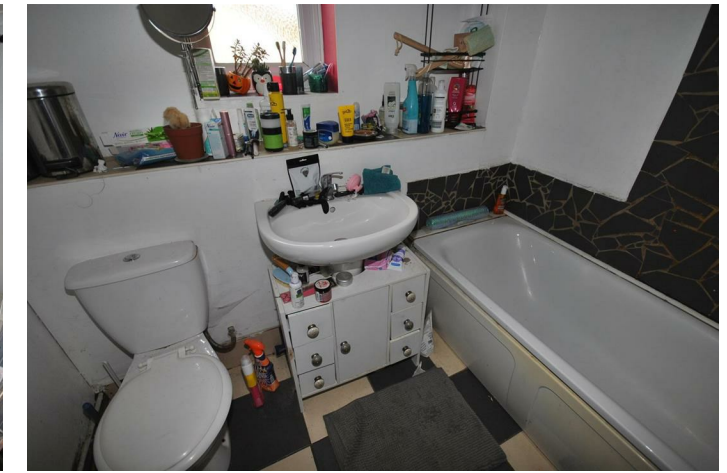
UPVC double glazed window to the rear and radiator.



BATHROOM

7'2 x 6'2

Suite comprising WC, wash hand basin, panelled bath with shower, curtain and rail, tiled splashbacks, radiator and UPVC double glazed window with obscure glass to the front.



OUTSIDE

FRONT GARDEN

The front garden is laid to lawn, pathway to front door and faces towards the green.

REAR GARDEN

The rear garden has a patio area and a lawn area, two sheds and enclosed by wood panel fencing, rear pedestrian gate at the bottom of the garden which gives access to the carpark at the rear. The rear garden enjoys a sunny aspect and privacy.

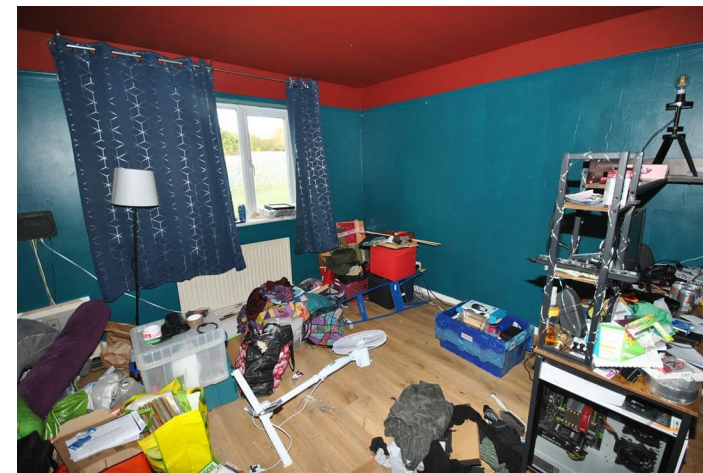


SERVICES

Mains drainage, gas, water and electricity are connected. (None of these have been tested).

COUNCIL TAX

West Northamptonshire Council - Band A



KITCHEN/DINER

17'7 x 12'2

Comprising a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include oven and grill, hob and extractor, washing machine, dishwasher and fridge/freezer. Gas wall mounted combination boiler and UPVC double glazed window and door to the rear.