



BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

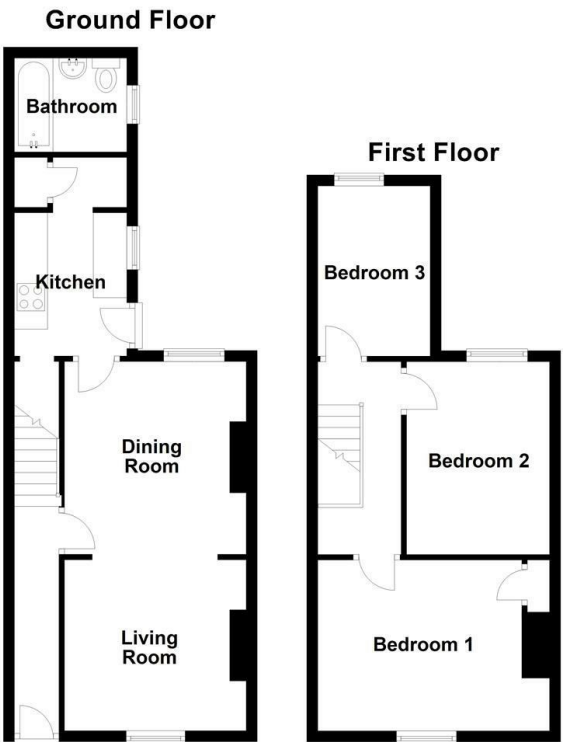
BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

HOW TO GET THERE

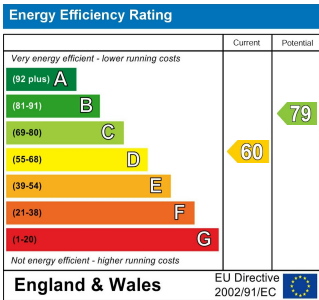
From Northampton town centre proceed to Abington Street and take the A5123 Kettering Road and then take the second turning on the left into Grove Street and immediately left again into Alcombe Road where the property can be found at the top on the left hand side.

DOIMB15012025/10046



Not to scale. For illustrative purposes only

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.



8 Alcombe Road, The Mounts, Northampton, NN1 3LF



For Auction - Guide £125,000 to £150,000

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 26TH OF FEBRUARY 2025 COMMENCING AT 11:00AM
SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £125,000 TO £150,000

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 22ND FEBRUARY 11.15AM TO 11.45AM

A traditional three bedroomed Victorian terrace property situated on a quiet road close to Northampton town centre. The accommodation comprises entrance hall, lounge/diner, kitchen and bathroom. To the first floor there are three bedrooms and outside there is a low maintenance rear garden which is mainly laid to patio and enjoys a sunny aspect.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
www.auctionhouse.co.uk/northamptonshire

8 Alcombe Road, The Mounts, Northampton, NN1 3LF

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a hardwood front door with window above, radiator, stairs to the first floor and doors to:-

LOUNGE/DINER

22'3 x 10'5

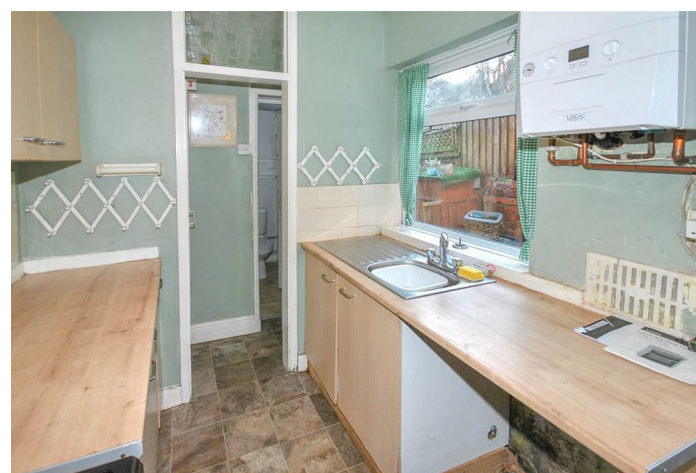
UPVC double glazed window to the front, double radiator, archway to dining area which also has a double radiator and UPVC double glazed window to the rear and door to:-



KITCHEN

8'0 x 6'7

Fitted with a range of base and eye level units, roll top work surfaces and tiled splashbacks, stainless steel sink and drainer, plumbing for washing machine, oven, hob and UPVC double glazed window to the rear, door to the rear garden, storage cupboard and gas wall mounted combination boiler and archway leading to:-



BATHROOM

6'6 x 5'4

Suite comprises WC, wash hand basin, panelled bath with shower attachment, curtain and rail, tiled splashbacks, window to side and radiator.



FIRST FLOOR

LANDING

Loft access with doors to: -

BEDROOM ONE

13'8 x 10'4

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



BEDROOM TWO

11'9 x 8'3

UPVC double glazed window to the rear with double radiator.



BEDROOM THREE

10'2 x 6'8

UPVC double glazed window to the rear and radiator.



OUTSIDE

REAR GARDEN

The low maintenance rear garden is mainly laid to patio and enclosed by brick walling and wood panel fencing. The rear garden enjoys a sunny aspect.

SERVICES

Main drainage, gas, water and electricity are connected.

LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from Obelisk Rise to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

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 charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

For further information on viewing call 01604 259773