



BUYERS ADMINISTRATION CHARGE

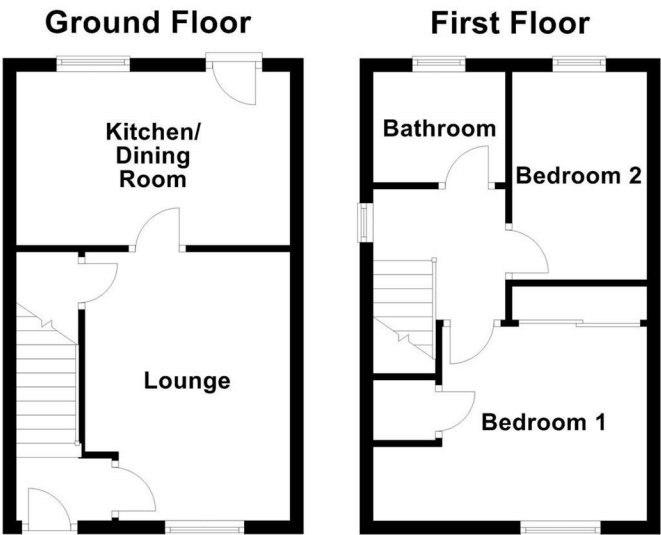
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

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

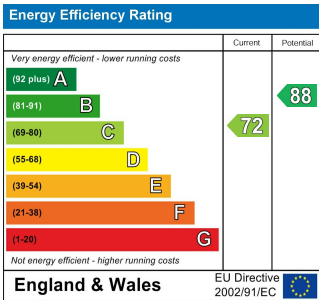
HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 passing through Delapre and up to the Mereway junction with the A45. Take the fifth turning onto Mereway heading past the Mereway fire station and take the left hand turning into Penvale Road. Proceed to the end of the road and take a left onto Rowtree Road and at the next roundabout turn left onto Butts Road and upon approaching the next roundabout turn left onto Granary Road and follow this road around where the property can be found on the left hand side.



Not to scale. For illustrative purposes only

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23 Granary Road, East Hunsbury, Northampton,
NN4 0XB



For Auction - Guide £220,000 to £240,000

FOR SALE BY AUCTION ON WEDNESDAY 2ND JULY 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £220,000 TO £240,000

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 14TH JUNE 2025 11.15AM TO 11.45AM

A very well presented modern two bedroomed semi detached property with a garage situated on a quiet road in the popular residential area of East Hunsbury. The accommodation comprises entrance hall, lounge, kitchen/diner and to the first floor there are two bedrooms with a family bathroom. Outside there is a front garden and tarmac driveway giving off road parking and leading to the single garage. The rear garden is laid to patio and enjoys a sunny aspect and the property has had an up to date rental valuation of £1,300 per calendar month making this property an ideal turn key rental investment.

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

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door, radiator, stairs to the first floor and door to:-

LOUNGE

14'1 x 9'2

UPVC double glazed window to the front, radiator and under stairs storage cupboard.



KITCHEN/DINER

12'6 x 9'0

Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer, built in oven, hob, extractor, plumbing for washing machine, space for fridge/freezer, space for table, radiator, gas wall mounted combination boiler and UPVC double glazed door to the rear.



DINING AREA



FIRST FLOOR

LANDING

Storage cupboard and doors to:-

BEDROOM ONE

10'7 x 10'4

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



BEDROOM TWO

12'4 x 6'0

UPVC double glazed window to the rear and radiator.



BATHROOM

6'3 x 6'1

Suite comprising WC, wash hand basin, panelled bath with Mira shower, curtain and rail. The bathroom is fully tiled with a radiator and UPVC double glazed window with obscure glass to the rear.



OUTSIDE

FRONT GARDEN

Mainly laid to slate chippings with path to front door, tarmac driveway to side giving off road parking and leading to the single garage.

SINGLE GARAGE

Metal up and over door with power and lighting. Access door to the rear garden.

REAR GARDEN

The rear garden is mainly laid to patio, enclosed by wood panel fencing and faces in a southerly direction and enjoys and sunny aspect.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band B

LOCAL AMENITIES

Within East Hunsbury there is a Mini Market, hairdressers and Newsagents and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. There is a Junior School in East Hunsbury and Upper Schooling at The Caroline Chisholm School. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and Virgin Leisure Complex are nearby.

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