



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.

**COUNCIL TAX**

West Northamptonshire Council

23a - Band A

23 - Band A

**ENERGY PERFORMANCE CERTIFICATES**

23a - Rating D

23 - Rating C

**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.

**BUYERS ADMINISTRATION CHARGE**

The purchaser will be required to pay an administration charge of £1,800 (£1,500 plus VAT).

**BUYERS PREMIUM CHARGE**

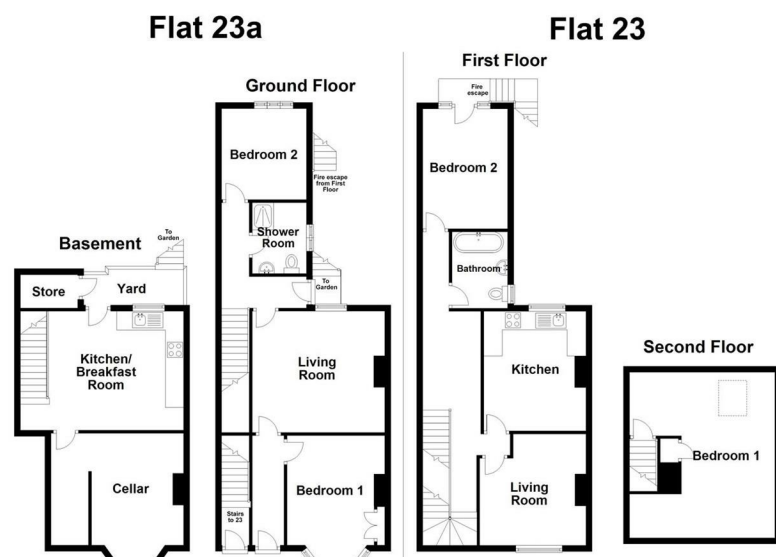
The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

**HOW TO GET THERE**

From Northampton town centre proceed from Abington Square in a north easterly direction along the A5199 Kettering Road heading towards Northampton Racecourse park. At the traffic light junction with Clare Street continue straight over and then take the next turning on the left into Cawper Street, then turn right into Shakespeare Road. Proceed to the end of the road and turn left into Colwyn Road where the property then stands on the right hand side.

**DOIRG19012026/0259/0260**

**23 and 23a Colwyn Road, Northampton, NN1 3PZ**



Not to scale. For illustrative purposes only

**For Auction - Guide Price £275,000 to £295,000**

FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £235,000 to £255,000

VIEWINGS - BY APPOINTMENT ONLY

This substantial Victorian period bay fronted four storey townhouse has been converted to provide two self contained two bedroomed apartments with accommodation in total of approximately 1,700 square feet together with a rear garden backing directly onto and overlooking Northampton Racecourse. The ground floor, number 23a offers a living room, two bedrooms and a shower room on the ground floor together with a basement kitchen and cellar and the first floor, number 23 offers living room, kitchen, bathroom and bedroom one the first floor and a second bedroom on the second floor. At the time of printing these particulars one property is occupied and the other is vacant. When fully occupied the gross annual income is £25,800 per annum.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:

[www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

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

# 23 and 23a Colwyn Road, Northampton, NN1 3PZ

## ACCOMMODATION

### 23A - GROUND FLOOR

#### ENTRANCE HALL

Approached through a panelled front door and with dado rail there are moulded panel doors leading to:-

#### BEDROOM ONE

13'8 x 10'6

With three casement PVCU window to the front elevation and fitted wardrobe.



#### LIVING ROOM

14'1 x 13'0

With sealed fireplace, TV and two casement window to the rear elevation.



#### INNER HALL

With door to rear garden and passage leading to the shower room and bedroom two and with a staircase leading to the basement kitchen.

#### SHOWER ROOM

7'6 x 6'0

With glazed shower cubicle with integrated shower, pedestal wash basin, WC and a vertical heated towel rail.

#### BEDROOM TWO

9'9 x 9'0

With PVCU window to the rear elevation overlooking the garden and Racecourse beyond.

#### BASEMENT

#### KITCHEN/BREAKFAST ROOM

17'2 x 13'0

With floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit, the appliances comprise the Haden low level oven with four place gas hob and cooker hood over. There is plumbing for washing machine. There is ample space for a breakfast table and the kitchen houses the Glow-worm gas fired boiler. A window and door open to the rear courtyard where there is a store room and steps leading up to the rear garden.



#### CELLAR

14'2 x 12'1

With a quarry tiled floor the cellar has a high ceiling giving potential for conversation to further accommodation subject to planning permission. High level window.

### 23 - FIRST FLOOR

#### GROUND FLOOR ENTRANCE HALL

Approached through its own front door with stairs rising to the first floor.

#### FIRST FLOOR

#### LANDING

23'5 x 5'6

With stairs rising to the second floor there are moulded panel doors leading which give access to:-

#### LIVING ROOM

17'3 x 11'10

With spacious L shaped room with three casement window to the front elevation and sealed fireplace.



#### KITCHEN

13'2 x 11'2

With floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit there is a Neve low level oven and four place hob with cooker hood over. There is a Glow-worm gas fired boiler and ample space for a kitchen table.



#### BATHROOM

8'3 x 5'11

Comprising a white suite of panelled bath with integrated shower over, pedestal wash basin and WC. There are ceramic tiled splash area and a window to the side elevation.

#### BEDROOM TWO

13'0 x 9'1

A double room with PVCU door opening to a fire escape at the rear and with views over the garden and Racecourse beyond. This room also has a fire escape which provides access to the shared garden and there is a gate from the garden direct to the Racecourse.

#### SECOND FLOOR

#### BEDROOM ONE

17'9 x 10'9 maximum

A room with a vaulted ceiling and Velux roof light to the rear elevation, there is a built in wardrobe and hatches to eaves storage.



#### ASSURED SHORTHOLD TENANCIES

Number 23 - First Floor - Let on a periodic assured shorthold tenancy at a rent passing of £1,075 per calendar month.

Number 23a - Ground Floor - Currently available at an asking price of £1,075 per calendar month.

The net income after management fees of 7% per annum is £23,994.

#### OUTSIDE

The rear garden is divided in the centre. The part nearest the house is allocated to number 23a the ground floor apartment and the far end of the garden allocated to number 23. There is gated access from the rear garden directly to the Racecourse and both residents have access to this if they pass through the gardens of both 23 and 23a.



#### SERVICES

Each property benefits from gas fired radiator central heating from its own gas fired boiler also providing domestic hot water and each property has replacement PVCU double glazing. Main drainage, water and electricity are connected.

#### 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

For further information on viewing call 01604 259773