



101 Kenmuir Avenue
Northampton, NN2 7EH



Derran Dooley

Partnered With

Simpsons
Property Experts

A well-presented two double bedroom, gable-fronted terraced home, offered to the market with no onward chain.

Ideally positioned with good access to local schools and amenities, the property offers well-balanced accommodation comprising an entrance hall, a comfortable sitting room, and a refitted kitchen. To the first floor are two generously sized bedrooms and a modern shower room.

Externally, the property benefits from a mature, good-sized rear garden, perfect for outdoor enjoyment, along with off-road parking to the front.

Further benefits include uPVC double glazing and gas radiator heating throughout.

Council Tax Band - A

EPC Rating - C

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in

Guide price £160,000





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Tel: 01604 969706

Email: northampton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/northampton

