

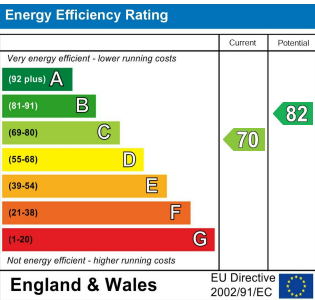


OUTSIDE
FRONT GARDEN & GARAGE
Front drive way features ample parking for multiple cars & a detached garage for additional storage/ parking.



Not to scale. For illustration purposes only.

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17 Lodge Close, Little Houghton, Northampton, NN7 1AF



For auction Auction Guide £275,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM ****
GUIDE PRICE RANGE: £275,000 - £295,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Situated within a quiet cul-de-sac in the highly desirable village of Little Houghton, this substantial extended four-bedroom semi-detached home extends to approximately 1,173 sq ft and is offered subject to an existing tenancy, providing an immediate income-producing investment. Well presented throughout, the spacious accommodation includes multiple reception areas, a modern kitchen, utility room, cloakroom, four bedrooms, including a principal bedroom with en-suite, and a family bathroom. Occupying a generous plot, the property further benefits from a private rear garden, detached garage and ample off-road parking for multiple vehicles. Currently producing £1,500 PCM (£18,000 per annum), representing an attractive gross yield of approximately 6.6% at the guide price, this is an outstanding opportunity to acquire a high-quality investment in a sought-after village location.

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

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING AREA

15'7 x 14'7
Laminate wood flooring, double glazed UPVC windows to rear aspect, UPVC french doors accessing rear garden, marble fireplace, archway leading into dining room



DINING ROOM

14'7 x 8'9
UPVC Double glazed windows with blinds to rear and side aspects & radiator



KITCHEN

13'3 x 9'8
UPVC Double glazed windows to front aspect, base & wall level wooden cabinets, induction hob with extractor, oven, kitchen sink with tap, kitchen appliances



UTILITY ROOM

8'7 x 4'6
UPVC window to front aspect, boiler, washing machine & dryer



DOWNSTAIRS WC

UPVC window to front aspect, low level WC & hand wash basin

FIRST FLOOR

BEDROOM ONE

11'5 x 18'6
UPVC double glazed windows to rear aspect, large double bedroom with area for additional wardrobe space, carpet flooring & door to en-suite



EN-SUITE

5'11 x 5'5
UPVC window to side aspect, low level WC, hand wash basin & standing shower

BEDROOM TWO

11'6 x 8'9
UPVC double glazed windows to front aspect, double bedroom & carpet flooring



BEDROOM THREE

9'7 x 8'6
UPVC double glazed windows to front aspect, double bedroom & carpet flooring



BEDROOM FOUR

6'3 x 6'9
UPVC double glazed windows to rear aspect, single bedroom, radiator & carpet flooring



BATHROOM

6'6 x 6'9
UPVC windows to front aspect, tiled walls, low level WC, hand wash basin, bathtub with shower head, shower rail & radiator

For further information on viewing call 01604 259773