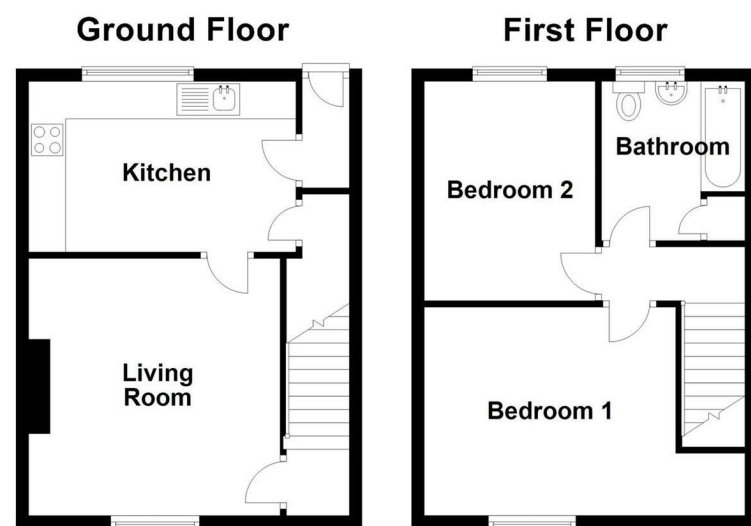




7 Main Street, Cold Ashby, Northampton, NN6 6EL



Not to scale. For illustrative purposes only



For auction £80,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1st JULY 11:00 AM **

GUIDE PRICE: £80,000

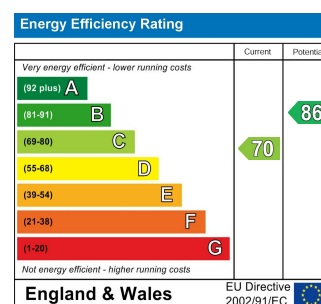
VIEWINGS - BY APPOINTMENT ONLY - EVERY FRIDAY PRIOR TO AUCTION AT 10:00-10:45AM - BOOKING REQUIRED

A two-bedroom terraced cottage situated in the popular village of Cold Ashby, offering an excellent investment opportunity. The accommodation comprises a lounge, kitchen and store cupboard to the ground floor, with two good-sized bedrooms and a bathroom to the first floor. The property benefits from oil-fired central heating, on-street parking and a long lawned rear garden. Extending to approximately 730 sq ft, the house requires modernisation, presenting clear scope for value enhancement.

An excellent opportunity for either an investment which would represent 13.5% gross yield at the guide price or suitable for an end user.

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ACCOMODATION

GROUND FLOOR

LIVING ROOM

13'4 x 13'1

Spacious living room with laminated wooden flooring, electric fireplace, double glazed windows to the front of the house & leads into the kitchen.



KITCHEN

13'11 x 8'10

A bright spacious kitchen with ample storage, kitchen cabinets & a small pantry room underneath the stairs for extra storage.



FIRST FLOOR

LANDING

BATHROOM

8'6 x 8'2

Bathroom features wooden laminated flooring, a bathtub / shower, low-level WC, wash basin. rear facing UPVC window & a single paneled radiator.



BEDROOM ONE

17'5 x 10'10

Front-facing UPVC window with blinds, carpet, single panel radiator & storage insert.



BEDROOM TWO

11'4 x 8'11

Rear-facing UPVC window, carpet and single panel radiator.



OUTSIDE

FRONT GARDEN

Shared gate into front lawned area leading to the front door.

REAR GARDEN

A very long & narrow lawned area, bordered with fencing, bushes, trees & shrubs as well as a small shed at the end.



SERVICES

Main drainage, oil gas central heating, water and electricity.

COUNCIL TAX

Daventry council tax band B

LOCAL AMMENTIES

Cold Ashby is a popular and well-regarded Northamptonshire village, offering a peaceful rural setting with a strong community feel. The village benefits from a local public house, village hall and access to scenic

countryside walks. Everyday amenities can be found in nearby villages including Creaton and Brixworth, with a wider range of shops, supermarkets, cafés and services available in Northampton, approximately 8 miles away.

HOW TO GET THERE

From Northampton, take the A508 north towards Market Harborough. Continue through Creaton, then turn left signposted Cold Ashby. Follow the road into the village, where Main Street runs through the centre; the property can be found along this road. Cold Ashby is also conveniently positioned for access to surrounding villages and the wider Northamptonshire road network.

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 £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

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

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