LOCAL AMENITIES

Situated on Badby Close (NN2 7SG), this location offers convenient access to everyday amenities along nearby Kingsley Park Terrace and Kettering Road, including local supermarkets, shops, cafes, pharmacies, and health services. Highly regarded options like Park Primary School and Kingsthorpe College are within easy reach for families. The expansive green space of The Racecourse is just moments away for outdoor recreation, while Northampton town centre and the Waterside University Campus are easily accessible.

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 PREMIUM CHARGE

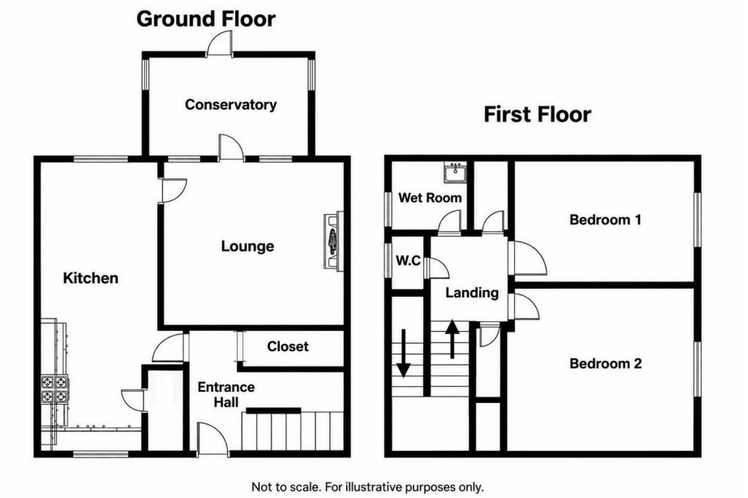
The purchaser will be required to pay a buyers premium charge of £2,000 ex VAT (£2,400 inc VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,500 ex VAT (£1,800 inc VAT).

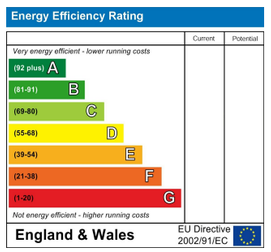
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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

2 Badby Close, Kingsthorpe, Northampton, NN2 7SG



For auction Auction Guide £110,000

** FOR SALE BY LIVESTREAM AUCTION THURSDAY NOVEMBER 12TH AT 11AM **
GUIDE PRICE: £110,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT THE OFFICE TO ARRANGE

An attractive two-bedroom residential property (approx. 765 sq ft) arranged over two floors on the popular Kingsley and Kingsthorpe border. The ground floor comprises a long kitchen, lounge/dining area and a bright rear conservatory opening to a private garden with gated access. The upper floor offers two spacious double bedrooms, a wet room with separate WC, and built-in storage. The property includes warm air heating and disability stair lift access.

Offered freehold with vacant possession, the property requires modernisation presenting significant scope to add capital value. Producing an est. rental value of £950 pcm (£11,400 per annum) and a projected 10.4% gross yield, it offers exceptional investor potential near Kingsley Park Terrace, local transport links, and Northampton town centre.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
5 x 7'1
Entered via main front door, stairs to the right & closet at side for additional storage

KITCHEN
21'7 x 9'6
Long kitchen with base & wall wooden units, built in oven, induction hob with extractor fan, stainless steel sink, windows to front & rear elevations, laminate vinyl flooring



LOUNGE
11'5 x 11"7
Features electric fireplace, laminate vinyl flooring, windows to rear elevation & access to conservatory



CONSERVATORY
9'11 x 7'7
Tiled flooring & windows throughout with curtain rails, door to access rear garden



FIRST FLOOR

LANDING

BEDROOM ONE
8'8 x 12'5
Double bedroom with carpet flooring, window to rear elevation



BEDROOM TWO
10'11 x 13'3
Double bedroom with carpet flooring, window to rear elevation



WET ROOM
6'6 x 4'7
Wet room features electric shower control, small window to front elevation, disabled handle rail & shower curtain & wash basin



W.C
Low level WC & window to front elevation



OUTSIDE
Wooden fenced borders, partially paved & stoned areas, small tree & shrubs at rear



SERVICES / ADDITIONAL INFORMATION
Main drainage, water, gas, electricity connected, warm air heating system. Disability stair lift access.

COUNCIL TAX BAND
Northampton Council Tax Band B

HOW TO GET THERE
Conveniently situated on Badby Close (NN2 7SG), the property is easily reached by car via Kettering Road (A5123) and the A43, offering direct routes into Northampton town centre as well as Junctions 15 and 15A of the M1. Frequent local bus routes, including regular Stagecoach services, operate along nearby Kettering Road and Kingsley Park Terrace just a short walk away. For rail commuters, Northampton Railway Station sits approximately 2 miles away—around a 10-minute drive—providing direct mainline links to London Euston and Birmingham New Street.