LOCAL AMENITIES

Situated on Arnold Road in the sought-after residential area of Kingsthorpe, 16 Arnold Road enjoys fantastic access to a comprehensive range of local amenities. Daily shopping is effortless with a Waitrose, Asda, and Aldi all located within a short walk or quick drive along nearby Harborough Road, alongside local bakeries, independent cafes, and essential banking facilities. Families are exceptionally well-catered for, with highly rated schools nearby including Kingsthorpe Grove Primary, Kingsthorpe College, and Northampton International Academy. Beautiful outdoor spaces like Kingsthorpe Recreation Ground and Brampton Valley Way are just moments away for weekend walks, while regular bus services quickly connect residents to Northampton town centre and the mainline railway station.

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

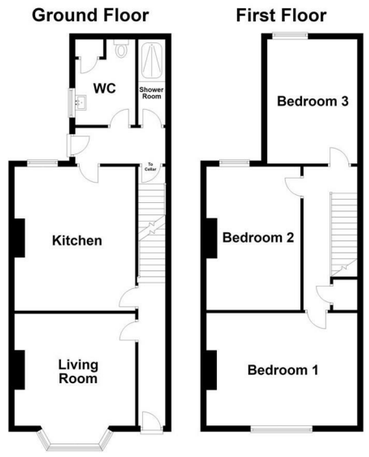
The purchaser will be required to pay a buyers premium of £1,500 ex VAT (£1,800 inc VAT).

BUYERS ADMIN CHARGE

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

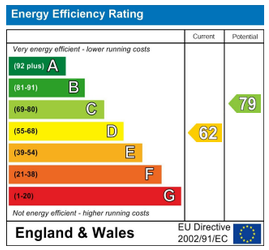
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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

16 Arnold Road, Northampton, NN2 6EY



For auction Auction Guide £150,000

** FOR SALE BY LIVESTREAM AUCTION THURSDAY 12TH NOVEMBER 2026 11:00 AM **
GUIDE PRICE RANGE: £150,000 - £175,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Located just off Kingsthorpe Road in a popular residential area of Northampton, this vacant Victorian three-bedroom terraced house offers spacious accommodation arranged over two floors, together with a useful basement cellar sits in total at around 900 sqft. The property comprises an entrance hall, reception room, kitchen, three bedrooms and a courtyard rear garden. Presented in generally good condition but offering scope for cosmetic modernisation, this is an excellent opportunity for investors, developers and owner-occupiers seeking a character property with potential to add value. The estimated market rental for this property is £1,100 pcm (£13,200 per year) representing 8.9% gross yield.

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

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

9'2 x 10'2

Front facing bay window with blinds, carpet flooring, single paneled radiator, shelving, built in storage cabinets



KITCHEN

10'1 x 12'2

Rear facing window, vinyl flooring, cooking hob, base & wall level kitchen units, stainless steel sink with tap, access to downstairs shower room & WC



DOWNSTAIRS WC / SHOWER ROOM

Low level WC, hand wash basin, side aspect window, single paneled radiator, cupboard room with boiler, standing shower & access to cellar



CELLAR

Basement cellar with double windows facing rear aspect



FIRST FLOOR

BEDROOM ONE

10'3 x 14

Double bedroom with windows to front aspect, long single paneled radiator, built in storage cupboards & carpet flooring



BEDROOM TWO

Double bedroom, windows facing rear aspect, built in storage, single paneled radiator & carpet flooring



BEDROOM THREE

7'5 x 11'2

Bedroom with windows facing rear aspect, single paneled radiator & carpet flooring



OUTSIDE

REAR GARDEN

Rear garden has overgrown shrubs, bushes & trees, paved courtyard area



SERVICES

Main drainage, water and electricity are connected.

COUNCIL TAX

Northampton Council Tax B

HOW TO GET THERE

Situated just off the main Harborough Road (A508) in Kingsthorpe, 16 Arnold Rd is easily accessible by car via the main A43 and A45 routes serving Northampton. For train commuters, Northampton Railway Station is just over two miles away (under a 10-minute drive or taxi ride), providing direct links to London Euston and Birmingham New Street. Local Stagecoach bus services run continuously along Harborough Road, dropping off at nearby stops just a short 2-to-3-minute walk from the front door. For SatNav driver navigation, entering the postcode NN2 6EY leads you straight to the property.