

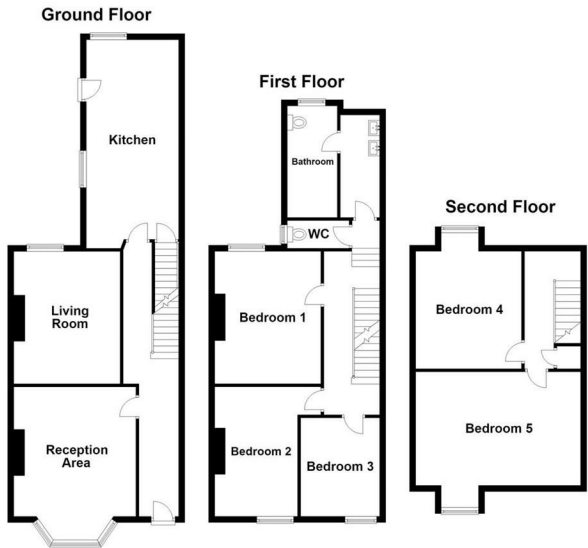


BASEMENT
CELLAR
Bricked cellar with electric mains & meter, used for additional storage
OUTSIDE

REAR GARDEN
Rear garden has raised patio area & brick wall borders

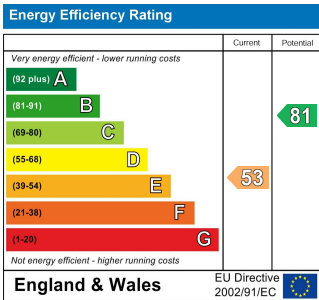


SERVICES
Main drainage, water and electricity are connected.



For illustration purposes only - not to scale

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9 Agnes Road, Northampton, NN2 6EU



For auction Auction Guide £160,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM ****
GUIDE PRICE: £160,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Occupying a popular residential position in Northampton, this substantial three-storey Victorian bay-fronted five-bed terraced house presents an exceptional opportunity for investors, developers and landlords. Offered with vacant possession, the property requires refurbishment and modernisation throughout and was previously operated as staffing accommodation & offers potential for redevelopment or reconfiguration for student/ staffing accommodation or a HMO subject to the necessary consents. The spacious accommodation comprises five bedrooms, two reception rooms, a kitchen/diner, shower facilities, a useful basement cellar and a courtyard rear garden. Situated close to local amenities, schools and transport links, this is an exciting value-add opportunity with excellent long-term investment potential, comparable market rental figures are circa £3,000pcm representing 20% gross yield at the guide.

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

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

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

FRONT RECEPTION ROOM

10'2 x 15'1
Bay fronted reception room, vinyl flooring & radiator



LIVING AREA

13'1 x 10'2
Window to rear aspect, carpet flooring & single paneled radiator



KITCHEN

19 x 8'2
Windows to side and rear aspect, wooden cabinets at base and wall levels, sink with taps, side access to rear garden



FIRST FLOOR

SHOWER ROOM

8'1 x 9'1
Two seperate free standing showers, WC, windows to aspect, single paneled radiator, two sinks with taps



WC

Low level WC with window to side aspect & radiator

BEDROOM ONE

13 x 11'1
Double bedroom with carpet flooring, brick fireplace, single paneled radiator & window to rear aspect



BEDROOM TWO

12'1 x 8'1
Double bedroom with carpet flooring, single paneled radiator & window with blinds to front aspect



BEDROOM THREE

9'1 x 7'1
Bedroom with carpet flooring, single paneled radiator & window to front aspect



SECOND FLOOR

BEDROOM FOUR

9'1 x 11'2
Double bedroom with carpet flooring, single paneled radiator & window to rear aspect



BEDROOM FIVE

14'2 x 10'2
Double bedroom with carpet flooring, single paneled radiator & window to front aspect

For further information on viewing call 0333 358 2245