



**Connells**

Spencer Bridge Road  
Northampton



### Property Description

Situated within the established and convenient Spencer Bridge Road area of Northampton, this characterful period home presents an excellent opportunity for first-time buyers, investors or those seeking well-connected living.

The street is predominantly made up of traditional terraced properties dating from the late 19th and early 20th century, offering a strong sense of character alongside practical layouts suited to modern lifestyles. Accommodation is typically arranged over two floors and includes a generous living/dining area, kitchen and well-proportioned bedrooms.

Externally, properties in this location commonly benefit from enclosed rear gardens, providing low-maintenance outdoor space. The area is particularly attractive due to its close proximity to Northampton town centre, local shops, schooling and leisure facilities, all within easy reach.

There are also excellent transport links nearby, including regular bus routes and access to major road networks, making this an ideal location for commuters. The area is known for its strong rental demand and affordability compared to wider Northampton averages, making it particularly appealing to investors.

Overall, this is a great opportunity to acquire a well-positioned home in a popular residential location with both lifestyle and investment appeal.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Enter via wooden door to the front aspect.  
Wall mounted radiator.

## Cloakroom

Wash hand basin and low level WC. Window to the rear aspect.

## Lounge

Double glazed bay window to the front aspect. TV point. Chimney breast. Electric fireplace. Wall mounted radiator.

## Dining Room

Double glazed window to the rear aspect. Chimney breast. Wall mounted radiator.

## Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Understairs storage cupboard. Wall mounted radiator. Window to the rear aspect. Double glazed door to the side aspect. Two double glazed window to the side aspect.

## Landing

Storage cupboard.

## Bedroom One

Two double glazed windows to the front aspect. Chimney breast. Wall mounted radiator.

## Bedroom Two

Double glazed window to the rear aspect. Chimney breast. Wall mounted radiator.

## Bedroom Three

Double glazed window to the rear aspect. Chimney breast. Wall mounted radiator.

## Bathroom

Bath, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.

## Loft Room

Two skylight windows to the rear aspect. Storage cupboards.

## Outside

## Rear Garden

Access to garage. Paved. Enclosed by wall.

## Garage

Wooden doors. Electrics.









**Total floor area 123.4 m<sup>2</sup> (1,329 sq.ft.) approx**  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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6 Wood Hill  
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EPC Rating: D Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/NHT415293](http://connells.co.uk/Property/NHT415293)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: NHT415293 - 0002