



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

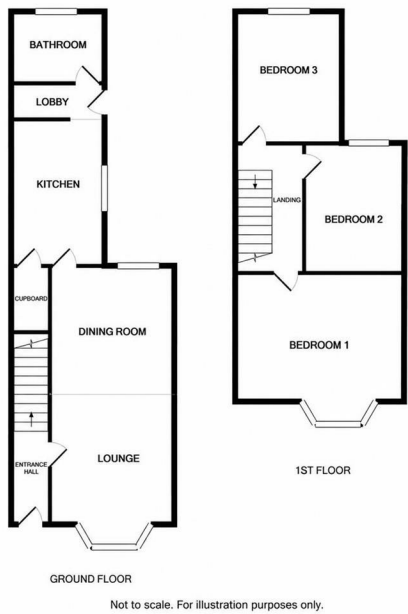
The purchaser will be required to pay a buyers premium charge of £1,500 ex VAT (£1,800 inc VAT).

BUYERS ADMIN CHARGE

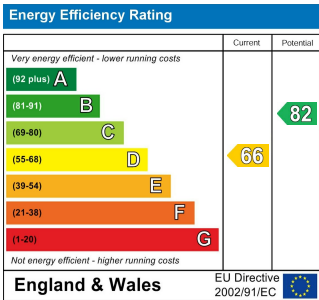
The purchaser will be required to pay a buyers admin charge of £1,500 ex VAT (£1,800 inc VAT).

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64 Countess Road, Northampton, NN5 7DY



For auction Auction Guide £160,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM **
GUIDE PRICE RANGE: £160,000 - £180,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Situated in the popular St James area of Northampton, this vacant three-bedroom terraced home presents an attractive opportunity for investors, landlords and owner-occupiers. Offered chain-free, the property provides well-proportioned accommodation comprising an entrance hall, spacious lounge/dining room, kitchen, ground-floor bathroom and three generous bedrooms, together with a low-maintenance rear garden. The property would benefit from modernisation and light refurbishment, offering excellent scope to add value. Conveniently positioned within walking distance of Northampton Railway Station and the town centre, the property would make an excellent buy-to-let investment, with an estimated rental income of £1,250 PCM (£15,000 per annum), representing a gross yield of approximately 9.4% at the guide price.

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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ACCOMMODATION

ENTRANCE HALL

LOUNGE / DINING AREA

22'5 x 10'5

Open plan living & dining area, UPVC double glazed bay windows to front aspect, window at rear aspect, carpet flooring, radiators throughout



KITCHEN

11'5 x 7'11

UPVC double glazed window to side aspect, base & wall level wooden kitchen cabinets, stainless steel sink, exposed boiler, gas cooker & access to bathroom & garden



DOWNSTAIRS BATHROOM

5'5 x 7'8

UPVC Double glazed window to rear aspect, low level WC, hand wash basin, bathtub with shower, tiled walls & flooring



FIRST FLOOR

BEDROOM ONE

10'7 x 13'11

Double bedroom, UPVC double glazed bay windows to front aspect, carpet flooring & radiator, black fireplace with chimney breast



BEDROOM TWO

10'11 x 8'7

Double bedroom, UPVC double glazed windows to rear

aspect, carpet flooring, radiator, black fireplace/ chimney breast



BEDROOM THREE

8 x 10'11

Double bedroom, UPVC double glazed windows to rear aspect, carpet flooring & radiator



OUTSIDE

REAR GARDEN

Paved courtyard area, partially stoned, brick & wooden fencing, rear gate access from pathway



SERVICES

Main water, drainage, electrics are connected, double glazing throughout & gas central heating

HOW TO GET THERE

Situated just off Weedon Road (A4500) and Spencer Bridge Road (A5095) in St James, 64 Countess Rd (NN5 7DY) is exceptionally accessible by car via the main A45 and A43 routes, offering swift road connections to Junctions 15 and 15A of the M1. For train commuters, Northampton Railway Station is conveniently located less than a mile away (about a 10-to-12 minute walk or a 3-minute drive/taxi ride), offering direct mainline services to London Euston and Birmingham New Street.

LOCAL AMENITIES

Situated in the St James area just west of Northampton town centre, 64 Countess Road (NN5 7DY) offers outstanding convenience with essential everyday services practically on its doorstep. Residents enjoy a short walk to local independent convenience stores, international supermarkets, and bakeries along nearby St James' Park Road and Weedon Road. A wider selection of major high-street retail, health, and leisure stores are easily accessible at the adjacent St James Retail Park. Families are exceptionally well-catered for, with quality local primary options including St James C of E Primary School and Earl Spencer Primary nearby, along with quick access to secondary education at Northampton International Academy. For leisure, picturesque green spaces such as Victoria Park, St James Park, and the nearby River Nene pathways offer excellent local spots for walks and outdoor activities, while Northampton Railway Station and the town centre are both less than a 10-minute walk away.

For further information on viewing call 0333 358 2245