



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 ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,140 (£950 plus VAT).

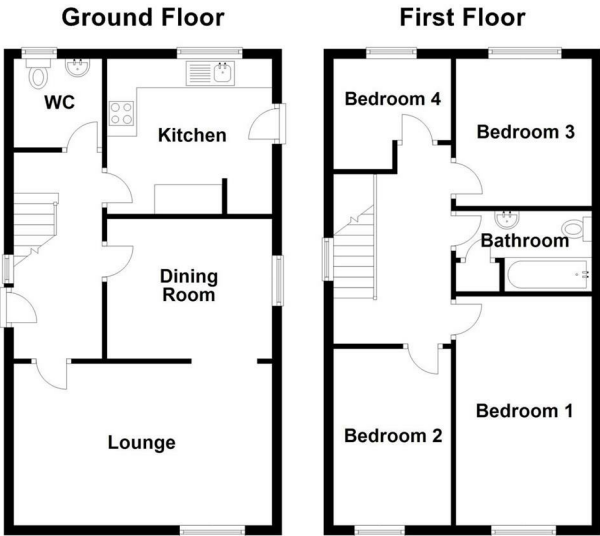
BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £3,600 (£3,000 plus VAT).

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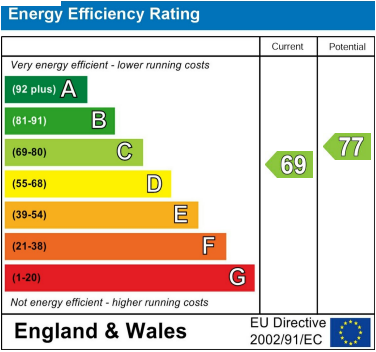
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Not to scale. For illustrative purposes only

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10 Ringwood Close, Northampton, NN2 8QG



For auction £250,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM ****
GUIDE PRICE: £250,000 - £275,000
VIEWINGS - BY APPOINTMENT ONLY - EVERY SATURDAY PRIOR TO AUCTION BETWEEN 10AM-10:45AM - BOOKING REQUIRED

A fantastic opportunity to acquire a vacant, chain-free four-bedroom family home positioned within a quiet cul-de-sac in the popular Kingsthorpe area. Extending to approximately 1,130 sq. ft., the accommodation comprises a spacious open-plan lounge/dining room, downstairs WC, fitted kitchen with access to the rear garden and useful outhouse/store. To the first floor are four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from driveway parking and a garage. Offering clear scope for refurbishment and value enhancement, this property presents an excellent opportunity for investors, developers or owner-occupiers seeking a well-located asset with strong resale or rental potential.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

10 Ringwood Close, Northampton, NN2 8QG

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING AREA

17'2 x 10'6

Window with blinds to the front elevation, carpet, single paneled radiator, stone electric fireplace, archway leading into dining room



DINING ROOM

10'9 x 9'3

The dining room features windows with blinds to the side elevation, carpet, open archway into living area.



DOWNSTAIRS WC

5'2 x 4'5

Accessed from the entrance hall there is a suite comprising WC, wash hand basin & heated towel rail.

KITCHEN

10'8 x 10'5

Fitted with a range of low level storage cabinets, kitchen appliances, UPVC windows with blinds overlooking the rear garden with a door to the side elevation accessing the garden.



FIRST FLOOR

LANDING

BEDROOM ONE

15'2 x 9'2

With a window to the front elevation there is space for a double bed, carpet & fitted wardrobes



BEDROOM TWO

11'2 x 8'10

With a window to the front elevation there is space for a single bed & has carpet flooring

BEDROOM THREE

12'1 x 7'9

With a window to the rear elevation there is space for a double bed, fitted storage & carpet flooring



BEDROOM FOUR

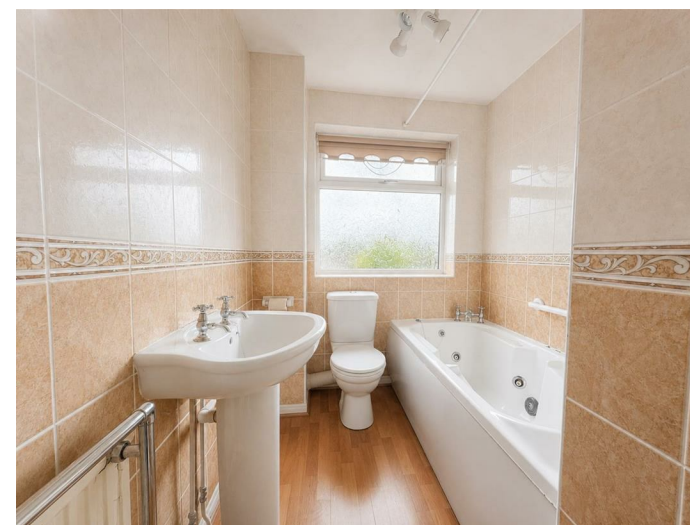
8'2 x 7'2

With a window to the rear elevation there is space for a single bed & has carpet flooring

FAMILY BATHROOM

10'4 x 6'3

Suite comprising bath with shower over, tiled walls, laminated flooring, WC and wash hand basin with a window to the side elevation



OUTSIDE

REAR GARDEN

Mainly laid to lawn with patio tiles, there is also access to a small outhouse/ store & the garage



GARAGE

10'5 x 16

The garage can fit one car in, there is electrics & ample shelving storage.

FRONT GARDEN / DRIVEWAY

There is a driveway & lawned area with mature shrubs.

SERVICES

Mains drainage, gas, water and electricity are connected. (None of these have been tested).

LOCAL AMENITIES

Ringwood Close is perfectly placed in Kingsthorpe, offering quick access to major supermarkets like Asda and Waitrose alongside a variety of local high-street shops. The area is ideal for families, sitting within walking distance of Whitehills Primary School and several well-regarded secondary colleges and parks. For leisure, you're close to the Kingsthorpe Recreation Ground and the scenic Brampton Valley Way, with excellent bus links into Northampton town centre.

HOW TO GET THERE

From the A5076 (Holly Lodge Drive), take the exit onto Birch Barn Way. Follow this to Acre Lane, then turn onto Welford Road (A5199). From there, turn onto Leyland Drive, which leads directly to Ringwood Close.

COUNCIL TAX

Northamptonshire Council - Band D

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

For further information on viewing call 01604 259773