

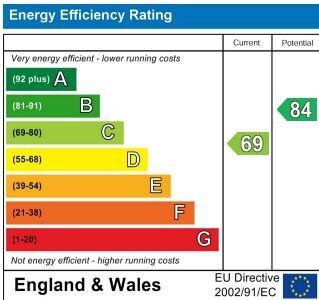


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Not to scale, for illustrative purposes only

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3 Newington Road, Northampton, NN2 7TF



For auction £130,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM ****
GUIDE PRICE RANGE: £130,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Occupying a convenient position close to Harborough Road in the popular Kingsthorpe area of Northampton, this two-bedroom mid-terrace home extends to approximately 720 sq ft and offers excellent scope for refurbishment and value enhancement. The accommodation comprises an entrance hall, spacious lounge/dining room, kitchen, two generous double bedrooms, family bathroom and an enclosed rear garden. Ideally suited to investors, developers and owner-occupiers seeking a renovation project, the property is well placed for local amenities, schools and transport links. With an estimated rental income of £1,100 PCM (£13,200 per annum), the property offers an attractive gross yield of approximately 10.2% 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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ACCOMODATION

GROUND FLOOR

LOUNGE & DINING ROOM

21'8 x 13'2

UPVC double glazed window to the front elevation, double open fireplace, wooden flooring, wall mounted radiator & stairs to first floor



KITCHEN

13'5 x 6'11

Kitchen features a range of storage units including stainless steel sink/drainers, electric oven and gas hob, plumbing for washing machine and central heating boiler. UPVC double glazed window towards the rear elevation & connecting door to the cellar.



UTILITY ROOM

8'5 x 5'10

Utility area with UPVC double glazed patio doors to the rear elevation.



FIRST FLOOR

BEDROOM ONE

13'1 x 13'2

Features double bedroom with UPVC double glazed window to the front elevation and wall mounted radiator.



BEDROOM TWO

11'5 x 7'7

Features UPVC double glazed window to the rear elevation and wall mounted radiator.



BATHROOM

9'10 x 6'10

Comprising of bath with shower head, wash hand basin, low level w.c and partly tiled to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation



OUTSIDE

REAR GARDEN

Rear garden features paved patio areas, laid lawn, wooden border fencing & partial wooden decking

SERVICES

Main drainage, gas central heating, water and electricity are connected.

COUNCIL TAX

Northamptonshire Council Tax Band A

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 be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

HOW TO GET THERE

Situated just off the main Harborough Road (A508) in Kingsthorpe Hollow, 3 Newington Rd is easily reached by car via the A43 and A45 arterial routes into Northampton. For train passengers, Northampton Railway Station is under a 10-minute taxi ride away, providing direct connections to London Euston and Birmingham New Street. Frequent Stagecoach bus services run continuously along Harborough Road, with the nearest stops at Kingsthorpe Hollow just a 2-minute walk from the front door. For SatNav users, entering the postcode NN2 7TF leads directly to the property.

LOCAL AMENITIES

Located in the popular Kingsthorpe Hollow area, 3 Newington Road (NN2 7TF) is ideally positioned for easy access to everyday conveniences and green spaces. Residents are within a short walk of Kingsthorpe's bustling shopping area, featuring Waitrose, Asda, local bakeries, independent shops, and GP surgeries. Well-regarded primary and secondary schools—such as Kingsthorpe Grove Primary and Kingsthorpe College—are close by, while the scenic greenery of Kingsthorpe Park and the Brampton Valley Way are just minutes away for outdoor recreation. Plus, Northampton town centre and the railway station are easily accessible by car or via frequent local bus routes along Harborough Road.

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 £1,250 ex VAT (£1,500 inc VAT).

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