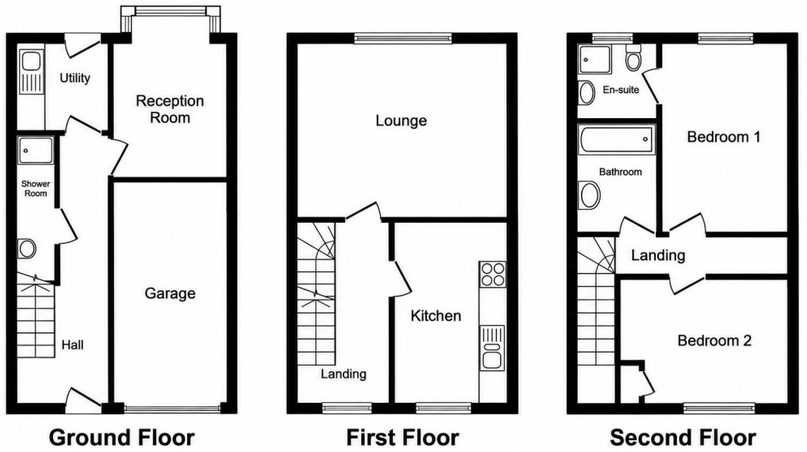




OUTSIDE
Front driveway for a vehicle, access to front garage, side storage room.
Rear garden has iron gates bordered & paved flooring with a small tree

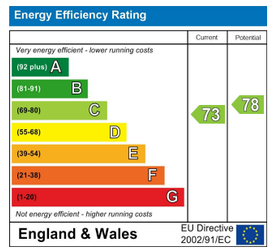
SERVICES
Main drainage, water & gas connected but not tested - buyers will need to make their own inquiries

COUNCIL TAX
South Northamptonshire C



NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY

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

8 Dainty Grove, Grange Park, Northampton, NN4 5DX



For auction Auction Guide £225,000

** FOR SALE BY NATIONAL ONLINE AUCTION ON MONDAY DECEMBER 14TH AT 11AM **
GUIDE PRICE: £225,000
VIEWINGS - BY APPOINTMENT ONLY -PLEASE CONTACT THE OFFICE TO ARRANGE

An investment opportunity to acquire a three-bedroom, three-storey semi-detached townhouse situated within the sought-after Grange Park development in Northampton. Requiring refurbishment throughout, the property offers considerable potential for investors and developers seeking to add value through renovation and resale or as a buy-to-let investment.
The accommodation comprises three bedrooms, including a principal bedroom with en-suite, a spacious lounge, separate kitchen, family bathroom, additional ground-floor shower room/WC, utility area and integral garage. Externally, the property benefits from driveway parking and a small garden.
Conveniently located close to local amenities, schools and excellent transport links, including Junction 15 of the M1 and Northampton town centre. An attractive opportunity to acquire a refurbishment project in an established and popular residential location.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Entrance hall features a cupboard door to the downstairs shower/ WC room, living room access, access to the utility room at the rear

SHOWER ROOM
Downstairs toilet, sink & shower in cubicle



UTILITY ROOM
6'3 x 5'4
Utility consists of cupboard storage, worktop, Potterton boiler, radiator, door to the rear of the property



BEDROOM / RECEPTION ROOM
8'6 x 8'6
UPVC double glazed bay window to rear, radiator & carpet flooring



GARAGE
Bricked garage at front of property with ample storage space

FIRST FLOOR

KITCHEN
11'8 x 7'8
UPVC double glazed window to front aspect, kitchen worktops, range of cupboards & storage, integrated oven / hob, radiator. (Flooring needs repairing)



LANDING

LOUNGE
14'8 x 13'7
UPVC Double glazed window to rear aspect, radiator, fireplace & laminate flooring



SECOND FLOOR

BEDROOM ONE
14'5 x 8'7
UPVC double glazed windows to rear aspect, radiator, door to en-suite



EN-SUITE
Window to rear aspect, tile flooring, hand wash basin, shower cubicle, toilet, WC, towel radiator, bathroom cupboards



BEDROOM TWO
9'6 x 11'8
UPVC double glazed windows to front aspect, carpet flooring, radiator, and cupboard door for tribune range tank



BATHROOM
Hand wash sink, bathtub with shower over the bath, tiled bath tub surrounding & extractor unit