



**Connells**

Shakespeare Road  
Northampton





## Property Description

Just a short stroll from the vibrant Town Centre, residents will enjoy easy access to an array of local shops, popular restaurants, excellent schools, and picturesque parks, making it ideal for families and investors.

Step inside to discover a welcoming entrance hall leading to the spacious lounge/diner, perfect for both relaxing and entertaining. The modern, well-appointed kitchen provides a stylish and functional space for culinary enthusiasts. The ground floor also features a convenient bathroom and a useful cellar, offering valuable additional storage space.

To the first floor, you will find three generously sized bedrooms, providing comfortable accommodation for families or guests. Comfort is assured year-round with gas radiator heating and UPVC double glazing throughout.

To the rear of the property, a low-maintenance courtyard garden offers a private outdoor space.

Whether you're a first-time buyer seeking a fantastic ready-to-move-into home or an investor looking for a high-demand rental property, this property presents an unmissable opportunity.

## 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

Double glazed door to the front aspect. Wall mounted radiator.

## Lounge

11' 8" x 10' 4" ( 3.56m x 3.15m )

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

## Kitchen / Diner

11' 4" x 15' 3" max ( 3.45m x 4.65m max )

Wall and base units. Worksurfaces. Sink and drainer unit. Chimney breast. Double glazed window to the rear aspect. Wooden door to the side aspect. Wall mounted radiator.

## Landing

10' 1" x 11' 7" ( 3.07m x 3.53m )

Storage cupboard. Access to loft space.

## Bedroom One

10' 4" x 15' 8" ( 3.15m x 4.78m )

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

## Bedroom Two

10' 1" x 11' 7" ( 3.07m x 3.53m )

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

## Bedroom Three

11' 2" x 9' ( 3.40m x 2.74m )

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

## Bathroom

Shower cubicle, wash hand basin and low level WC. Boiler. Double glazed window to window to the rear and side aspect.

## Outside

## Rear Garden

Courtyard patio area. Enclosed by brick wall.

## Cellar

Fuse board. gas meter.











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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/NHT414554](http://connells.co.uk/Property/NHT414554)**



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.

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