



SERVICES
Main drainage, water & electrics are connected.

COUNCIL TAX
Northampton Council Tax Band B

HOW TO GET THERE
Situating just off Kingsthorpe Road (A508) in Queen's Park / Kingsthorpe, 88 Balmoral Road is easily accessible by car via the main A43 and A45 routes serving Northampton. For train commuters, Northampton Railway Station is located approximately 1.3 miles away (about a 5-to-7 minute drive or taxi ride), offering direct mainline services to London Euston and Birmingham New Street. Frequent local bus routes run continuously along neighbouring Kingsthorpe Road and Harborough Road, with nearby stops just a couple of minutes' walk from the property. For SatNav driver navigation, entering the postcode NN2 6JZ leads you straight to the address.

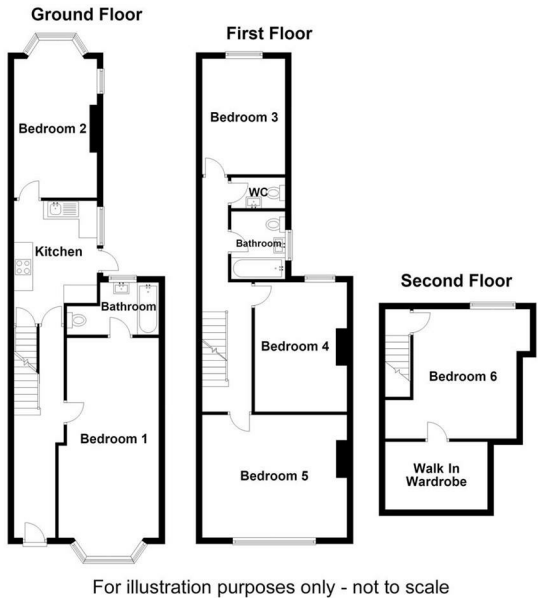
LOCAL AMENITIES
Situating in the vibrant Queen's Park area just north of Northampton town centre, 88 Balmoral Road offers superb access to a wide range of everyday conveniences. Residents are within short walking distance of the bustling shopping hubs along Kingsthorpe Road and Harborough Road, featuring Waitrose, Asda, local independent bakeries, cafes, and essential services like pharmacies and GP surgeries. Well-regarded local schools—including Queen's Park Academy and Kingsthorpe College—are easily reachable, while nearby green spaces such as Kingsthorpe Recreation Ground and the Racecourse offer spacious outdoor areas for leisure and sports. Combined with quick access to Northampton town centre, it's an exceptionally well-connected and practical residential location.

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.

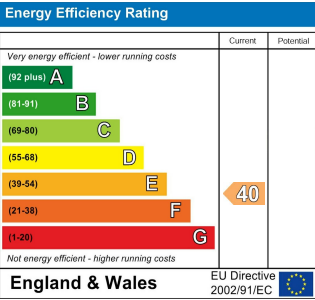
BUYERS PREMIUM
The purchaser will be required to pay a buyers premium of £1,950 ex VAT (£2,340 inc VAT).

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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88 Balmoral Road, Northampton, NN2 6JZ



For auction Auction Guide £225,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM ****
GUIDE PRICE RANGE: £225,000 - £250,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Occupying a popular residential position close to Northampton town centre, this substantial six-bedroom Victorian/Edwardian mid-terrace property extends to approximately 1,539 sq ft and presents an outstanding value-add opportunity for investors and developers. Previously operated as a licensed HMO, the property retains many HMO features, including fire-compliant internal doors, offering excellent potential for reinstatement as a compliant House in Multiple Occupation, subject to the necessary consents and licensing. Now offered with vacant possession, the property requires comprehensive refurbishment throughout but has the potential to generate a strong rental return once improved. Ideally located close to Northampton Railway Station, local amenities and major road links, the property previously achieved circa £25,000 per annum in rental income, representing an attractive 10% gross yield at the guide price.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE.

9 Westleigh Office Park, Northampton, NN3 6BW
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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

BEDROOM ONE

10'2 x 20'1
Bay window to front elevation, carpet flooring, radiator & access to en-suite bathroom



BATHROOM

9'1 x 5'1
Frosted window to rear aspect, bathtub with shower, hand wash basin & low level WC

KITCHEN

11'2 x 8'2
Double glazed UPVC windows to side aspect, wall & base level kitchen units, gas cooker with oven & extractor, fridge, stainless steel sink with tap, exposed boiler & access to cellar, side access to garden & rear bedroom



BEDROOM TWO

14 x 8'2
Double bedroom with bay window to rear aspect, small window to side & carpet flooring, bedroom accessed through kitchen



BASEMENT/ CELLAR

Basement accessed through kitchen has washing appliances including washing machine & dryer, has electrics & access to rear garden

FIRST FLOOR

BEDROOM THREE

8'1 x 12'1
Double bedroom, double glazed UPVC windows to rear aspect, radiator & carpet flooring



BEDROOM FOUR

11'1 x 9'1
Double bedroom, windows to rear aspect, built in storage cupboard & carpet flooring



BEDROOM FIVE

Double bedroom with dual windows to front aspect, red carpets, long single paneled radiator, partial stone & shelving on side walls



BATHROOM

7'2 x 5
Window to side aspect, low level WC, hand wash basin & bathtub with shower



WC

3'3 x 5
Small seperate WC, radiator & hand wash basin

TOP FLOOR

BEDROOM SIX

11'5 x 12'5 / 6'1 x 11'1
Top floor double bedroom, windows to rear aspect, radiator, walk in wardrobe/ closet area in eaves with additional storage



OUTSIDE

REAR GARDEN

Paved slate patio areas, partially raised area for seating, large trees at the rear

For further information on viewing call 01604 259773