



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

BUYERS PREMIUM

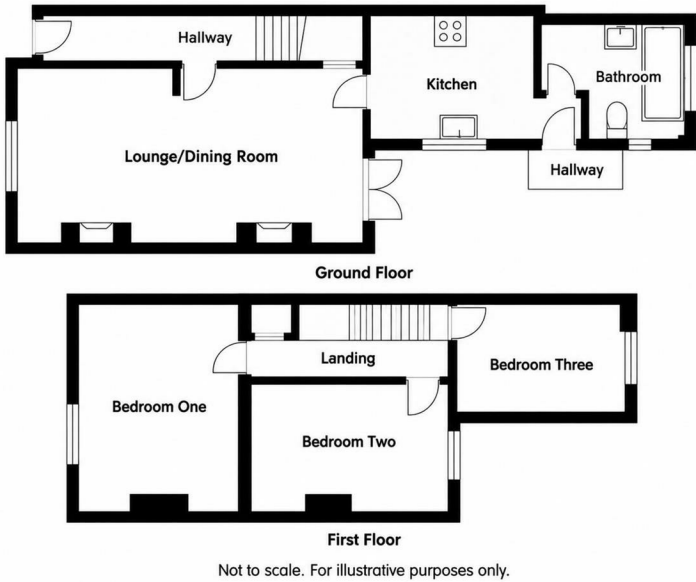
The purchaser will be required to pay a buyers premium charge of £1,500 ex VAT (£1,800 inc VAT).

BUYERS ADMIN CHARGE

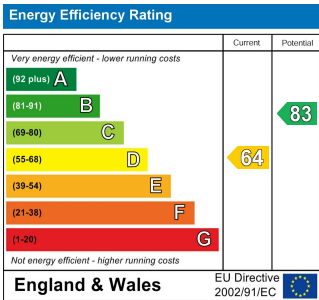
The purchaser will be required to pay a buyers admin charge of £1,500 ex VAT (£1,800 inc VAT).

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66 Chaucer Street, Northampton, NN2 7HN



For auction Auction Guide £128,000

** FOR SALE BY LIVESTREAM AUCTION ON 12TH NOVEMBER AT 11AM**

GUIDE PRICE: £128,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT THE OFFICE TO ARRANGE

A spacious three-bedroom Victorian terraced property extending to approximately 870sq ft, situated within Northampton's popular Poets' Corner area of Kingsley, around two miles from the town centre. The accommodation comprises an entrance hall, generous lounge/dining room, kitchen, ground-floor bathroom and three first-floor bedrooms, together with a long rear garden. The property is offered with vacant possession and requires a comprehensive programme of refurbishment, it is an ideal opportunity for investors, developers or buyers looking to add value through renovation.

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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ACCOMMODATION

ENTRANCE HALL

10'11 x 2'8

Double-glazed entrance door, radiator, staircase rising to the first floor, doors to lounge area

LOUNGE / DINING ROOM

22'3 x 11'2

Double-glazed window to the front aspect, timber feature fore surround & hearth with inset gas fire, wood effect flooring, coving to ceiling, open plan through to kitchen. Double-glazed casement style doors leading out to the rear garden, chimney breast with inset solid fuel burner.



KITCHEN

9'11 x 7'7

Comprising a single drainer stainless steel sink unit with mixer tap, a range of base and eye level cabinets with ample work surfaces, tiled upstands, space for oven, washing machine and fridge, double-glazed door to the rear garden



BATHROOM

9'0 x 6'10

Panelled bath, pedestal wash hand basin and low flush WC, tiled flooring, wall mounted gas boiler.



FIRST FLOOR

BEDROOM ONE

14'4 x 10'4

Double-glazed window to the front aspect, coving to ceiling, radiator.



BEDROOM TWO

11'5 x 8'9

Double-glazed window to the rear aspect, radiator, coving to ceiling.



BEDROOM THREE

9'7 x 7'9

Double glazed window to the rear aspect, radiator



OUTSIDE

REAR GARDEN

Features a long rear garden which is in need of cultivation and improvement.



SERVICES

Services have not been tested & are advised by the buyer to check

HOW TO GET THERE

Situated just off Kettering Road (A5123) and Kingsley Park Terrace in the popular "Poets Corner" area, 66 Chaucer Street (NN2 7HN) is easily accessible by car via the main A43 and A45 arterial routes, offering straightforward links to Junctions 15 and 15A of the M1.

For rail commuters, Northampton Railway Station is located approximately 1.5 miles away (about a 7-to-10 minute drive or short bus journey), offering direct mainline services to London Euston and Birmingham New Street.

LOCAL AMENITIES

Situated in the desirable "Poets Corner" / Kingsley Park area just north of Northampton town centre, 66 Chaucer Street (NN2 7HN) offers exceptional access to a rich selection of everyday conveniences. Residents are within short walking distance of Kingsley Park Terrace and Kettering Road, which boast a vibrant mix of independent cafes, trendy restaurants, local bakeries, international supermarkets, and essential health services including pharmacies and GP practices. Families are well-catered for with highly regarded nearby educational facilities, including Park Primary School and Kingsthorpe College. For leisure and outdoor activities, the expansive open green space of The Racecourse is just moments away, providing public parkland, sports facilities, and walking routes.

COUNCIL TAX

Northampton Council Tax B

For further information on viewing call 0333 358 2245