



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 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).

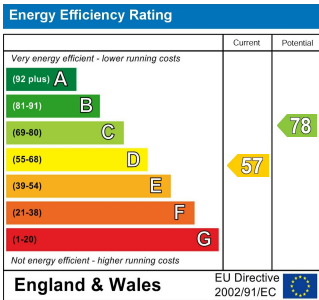
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Not to scale. For illustrative purposes only.

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92 Oxford Street, Northampton, NN4 8HE



For auction Auction Guide £175,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM **
GUIDE PRICE RANGE: £175,000 - £195,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Occupying a sought-after residential position close to Northampton town centre, this substantial Victorian four-bedroom mid-terrace home extends to approximately 1,116 sq ft and offers spacious accommodation arranged over three floors. The property comprises an entrance hall, generous lounge/dining room, kitchen, family bathroom and four well-proportioned bedrooms, together with a lengthy rear garden featuring useful outbuildings, an entertaining area and a garage with rear access. Presented in generally good condition but offering scope for cosmetic refurbishment and modernisation, the property presents an excellent opportunity to add value. Ideally located close to Northampton General Hospital, schools, parks, local amenities and excellent transport links, the property also offers potential for HMO use, subject to the necessary consents, making it an attractive proposition for investors and owner-occupiers alike.

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

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE / DINER

22'7 x 10'11

Double glazed UPVC window to front & rear aspect, radiator, brick fireplace & carpet flooring



KITCHEN

11'7 x 10'7 & 7'8 x 6'8

Windows to side aspect, access door to rear garden, base & wall level kitchen units, tiled walls, stainless steel sink, exposed boiler, gas cooker, oven & extractor fan



BATHROOM

7'8 x 5'9

Window to side aspect, low level WC, hand wash basin & bath tub with taps



FIRST FLOOR

LANDING

BEDROOM TWO

11'7 x 10'7

Double Bedroom, windows to front aspect, carpet flooring & radiator



BEDROOM THREE

Double Bedroom, windows to rear aspect, carpet flooring & radiator



BEDROOM FOUR

10'9 x 7'8

Double Bedroom, windows to rear aspect, carpet flooring & radiator



SECOND FLOOR

BEDROOM ONE

13'3 x 11

Top floor, loft converted; double bedroom, windows to side aspects, carpet flooring & radiator & built in storage in eaves



OUTSIDE

REAR GARDEN / GARAGE & OUTBUILDINGS

Paved patio areas, laid lawn, exposed bar area, sheltered paving for bin storage, brick garage with shelving for additional storage, rear access via private footpath



SERVICES

Main drainage, water & electrics connected.

COUNCIL TAX

Northampton Council Tax Band A

HOW TO GET THERE

LOCAL AMENITIES

PRICE INFORMATION

*Guides are provided as an indication of each seller's