

339 Wellingborough Road
Northampton NN1 4ER

Tel: 01604 233 600
Fax: 01604 233 445
www.whitesestateagents.co.uk



Norton Road, Northampton NN2 7TN



Guide Price £180,000

For sale by Auction on 25 April 2024 with SDL auctions with viewings available.. A large, 3 bedroom terraced house with PLANNING PERMISSION in place for conversion to a 5 bedroom, all ensuite, HMO. The property is in the desirable location of Kingsthorpe with an abundance of local amenities close by as well as public transport links.

The property currently comprises; Reception Hallway, Cloakroom, Lounge, Kitchen and Sitting Room. With 3 bedrooms and bathroom to the first floor.

Once converted the property will comprise; Reception hallway, Cloakroom, Communal Kitchen, 5 Bedrooms all with Ensuite Shower Rooms.

Outside there is an enclosed rear garden which will house both bike and bin stores. Potential Gross Income of £36,000 once fully let.

Additional Information

Parking Arrangements: On street

Water: Mains

Electric: Mains

Sewerage: Mains

Heating: Mains gas

Building construction: Solid brick

Flood Risk: Surface water low

Broadband: Standard and Ultrafast available

Mobile Signal: O2, EE, Three and Vodafone available

Satellite and Cable TV Availability: BT, Sky and Virgin

Tenure:

Freehold. Vacant possession upon completion.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales). Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information


For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).


Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |