



4 bed terraced house to buy in

Clarke Road, Northampton,
Northamptonshire, NN1 4PW

£225,000 Starting Bid

 x4  x1  x2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts'
- ✓ 4 Bedroom HMO
- ✓ Three storey terrace house
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

Pattinson Auction in connection with Nicholas Humphreys are pleased to offer this wonderful four bedroom HMO investment property located on Clarke Road which offers a strong rental demand and good transport link.

The property is arranged over 3 floors and has been specifically designed for shared accommodation. Each of the four well-proportioned bedrooms is suitable for individual letting, making the property ideal for professional tenants or students.

The house features a modern communal kitchen, fully fitted with ample storage, worktop space and kitchen appliances, along with a communal living/dining area providing a comfortable shared space for tenants.

Additional benefits include gas central heating, double glazing, and a private rear garden, offering spacious outdoor space rarely found with centrally located HMOs.

Property Layout

Ground Floor - The entrance hall has stairs to the first floor and access to the sitting/dining room. The kitchen has a range of base and wall units, work surfaces with a sink, a door leading to the rear garden and stairs descending to the cellar.

First Floor - The first floor has three double bedrooms and communal bathroom.

Second Floor - The double bedroom enjoys views over the rear elevation of the property

Outside - The private walled garden is bordered with garden shrubs.

Viewing Arrangements - Strictly by prior appointment to be arrange with our Nicholas Humphreys Northampton Branch.

EPC rating: D. Tenure: Freehold

Lounge

3.7m x 3.2m (12'2" x 10'6")

uPVC double glazed windows to front elevation. One radiator, two single seaters and one double seater sofa. Situated on ground floor.

Dining Room

3.8m x 2.7m (12'6" x 8'10")

uPVC double glazed windows to rear elevation giving access to view the garden. One radiator, with a dining table and chairs. Situated on ground floor.

Kitchen

6.6m x 2.6m (21'8" x 8'6")

uPVC double glazed windows to rear elevation, leading to rear garden. uPVC double glazed windows to side elevation. A range of base and wall mounted light wood effect units. Integrated oven with gas hob and extractor fan. Space for washing machine and freestanding fridge freezer. Door to cellar is within hallway just outside the kitchen. Situated on ground floor.

Bathroom

3.3m x 1.6m (10'10" x 5'3")

uPVC double glazed windows to side elevation. Shower over bath, basin, WC and mechanical extractor fan. Situated on first floor.

Bedroom 1

4.7m x 2.6m (15'5" x 8'6")

UPVC windows to rear elevation on first floor. Furnished with bed, wardrobe, chest of draws, desk and chair.

Bedroom 2

3.5m x 2.8m (11'6" x 9'2")

UPVC windows to rear elevation on first floor. Furnished with bed, wardrobe, chest of draws, desk and chair.

Bedroom 3

4.7m x 3.1m (15'5" x 10'2")

UPVC windows to front elevation on first floor. Furnished with bed, wardrobe, chest of draws, desk and chair.

Bedroom 4

4.7m x 4.5m (15'5" x 14'9")

UPVC windows to rear elevation on second floor. Furnished with bed, wardrobe, chest of draws, desk and chair.

Basement/Cellar

Consist of property meters and is a uninhabitable area. Mechanical extractor fan fitted to assist in air ventilation.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Lounge

3.70m x 3.20m (12'1" x 10'5")

uPVC double glazed windows to front elevation. One radiator, two single seaters and one double seater sofa. Situated on ground floor.

Dining Room

3.80m x 2.70m (12'5" x 8'10")

uPVC double glazed windows to rear elevation giving access to view the garden. One radiator, with a dining table and chairs. Situated on ground floor.

Kitchen

6.60m x 2.60m (21'7" x 8'6")

uPVC double glazed windows to rear elevation, leading to rear garden. uPVC double glazed windows to side elevation. A range of base and wall mounted light wood effect units. Integrated oven with gas hob and extractor fan. Space for washing machine and freestanding fridge freezer. Door to cellar is within hallway just outside the kitchen. Situated on ground floor.

Bathroom

3.30m x 1.60m (10'9" x 5'2")

uPVC double glazed windows to side elevation. Shower over bath, basin, WC and mechanical extractor fan. Situated on first floor.

Bedroom 1

4.70m x 2.60m (15'5" x 8'6")

UPVC windows to rear elevation on first floor. Furnished with bed, wardrobe, chest of draws, desk and chair.

Bedroom 2

3.50m x 2.80m (11'5" x 9'2")

UPVC windows to rear elevation on first floor. Furnished with bed, wardrobe, chest of draws, desk and chair.

Bedroom 3

4.70m x 3.10m (15'5" x 10'2")

UPVC windows to front elevation on first floor. Furnished with bed, wardrobe, chest of draws, desk and chair.

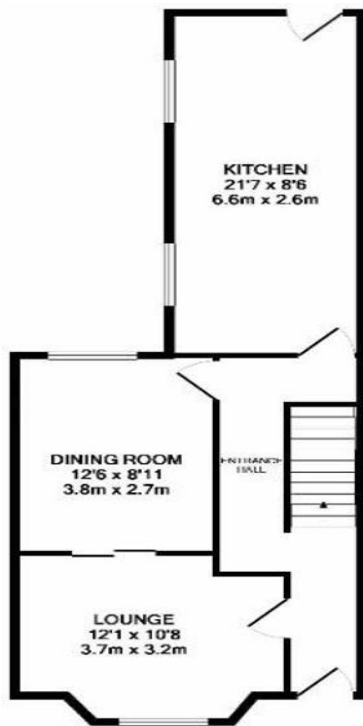
Bedroom 4

4.70m x 4.50m (15'5" x 14'9")

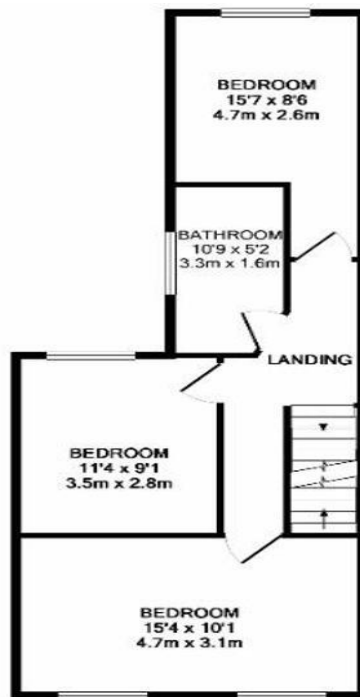
UPVC windows to rear elevation on second floor. Furnished with bed, wardrobe, chest of draws, desk and chair.

Basement/Cellar

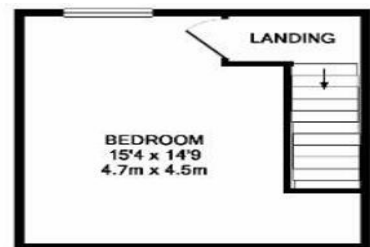
Consist of property meters and is a uninhabitable area. Mechanical extractor fan fitted to assist in air ventilation.



GROUND FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 227 SQ.FT.
(21.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Clarke Road, Northampton, Northamptonshire, NN1 4PW

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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