



### 3 bed terraced house to buy in

Garfield Street, Northampton,  
Northamptonshire, NN2 6NW

**£142,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Terraced Properties
- ✓ Downstairs Bathroom
- ✓ Kingsthorpe Village Location
- ✓ 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

Pattinson Auction are pleased to bring to the market this three bedroom, mid terraced property situated in the sought after location of Kingsthorpe village, close to local amenities. The property benefits from NO ONWARD CHAIN and ample scope to improve and personalise throughout. This property will be legally prepared enabling any interested buyer to secure the property

immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The accommodation comprises of entrance hall, lounge, separate dining room, kitchen, bathroom and separate downstairs W.C to the ground floor.

To the first floor you will find three well proportioned bedrooms.

Externally to the rear you will find a low maintenance courtyard rear garden. Further benefits include double glazing throughout, gas central heating and no onward chain. For more information and to book your viewing, please call Jackson Grundy Kingsthorpe.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £142,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

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



Floor -1



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
924 ft<sup>2</sup>  
85,9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFF 360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Garfield Street, Northampton, Northamptonshire, NN2 6NW

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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