



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Countess Road, St James, Northampton, NN5 7DY

£155,000 Terraced

2 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)







## Property Summary

A two bedroom Victorian terraced house in St James in need of some general updating making it ideal as an investment or for those looking to redecorate a property to their own taste and needs.

## Features & Utilities

- ✓ Immediate Exchange of Contracts Available
- ✓ Two Bedrooms
- ✓ In Need of General Improvement
- ✓ Gas Heating
- ✓ Close to Town Centre & Train Station
- ✓ Currently Tenanted
- ✓ Bay Fronted Victorian Terrace
- ✓ Sold via Secure Sale

# Property Overview

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms and conditions apply.

## **STARTING BID £160,000**

. A Victorian, two bedroom, terraced house in need of some general updating making it ideal as an investment or for those looking to redecorate a property to their own taste and needs. The house is situated within close proximity of the railway station with local amenities close by. Accommodation offers a hallway, lounge open plan to dining area, kitchen, utility area, first floor landing serving two bedrooms and a spacious bathroom. Outside is a courtyard style rear garden with coped brick wall. EPC Rating: E. Council Tax Band: A

## **ENTRANCE HALL**

Enter via part glazed wood panel door to front elevation. Stairs rising to first floor.

## **LOUNGE/DINING ROOM 7.14m x 3.18m (23'5 x 10'5)**

Double glazed bay fronted window to front elevation and glazed door to rear elevation. Feature fireplace. Two radiators.

## **KITCHEN 2.00m x 2.36m (6'7 x 7'9)**

Double glazed window and door to side elevation. Fitted with a range of modern gloss base level and wall mounted units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Built in appliances to include oven, electric hob, extractor canopy. Understairs storage cupboard. Door to;

## **UTILITY**

Double glazed window to rear elevation.

## **FIRST FLOOR LANDING**

Doors to:

## **BEDROOM ONE 3.81m x 4.17m (12'6 x 13'8)**

Double glazed bay window to front elevation.. Radiator.

### **BEDROOM TWO 3.28m x 2.57m (10'9 x 8'5)**

Double glazed window to rear elevation. Radiator.

### **BATHROOM 3.27m x 2.36m (10'9 x 7'9)**

Obscure double glazed window to rear elevation. Fitted suite comprising; low level WC, wash hand basin and panelled bath. Tiled splash backs. Extractor fan.

### **OUTSIDE**

#### **REAR**

Fenced and walled boundary. Lawned area.

#### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.



### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – No

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – No

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

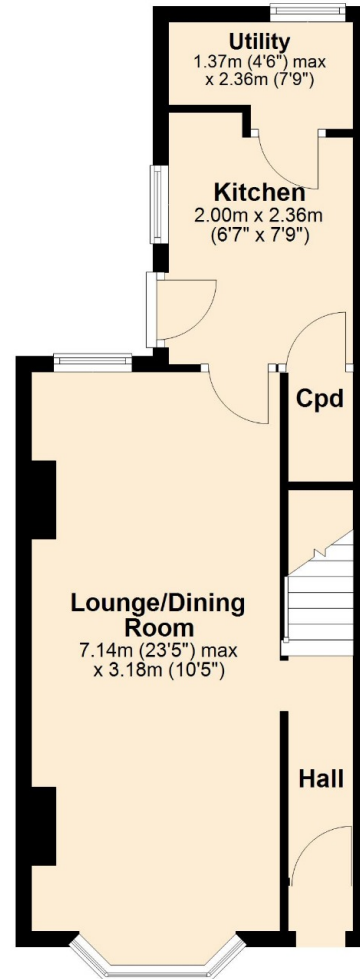
### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

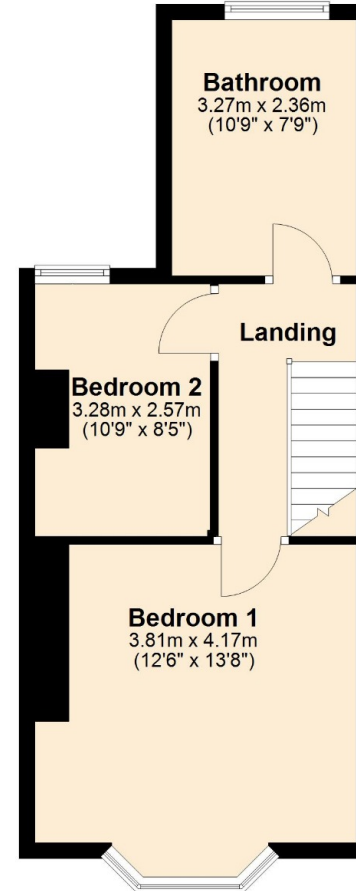
## Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 79.0 sq. metres (850.7 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Northampton**

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

**Call Us** 01604 633122

**Email Us** [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)

