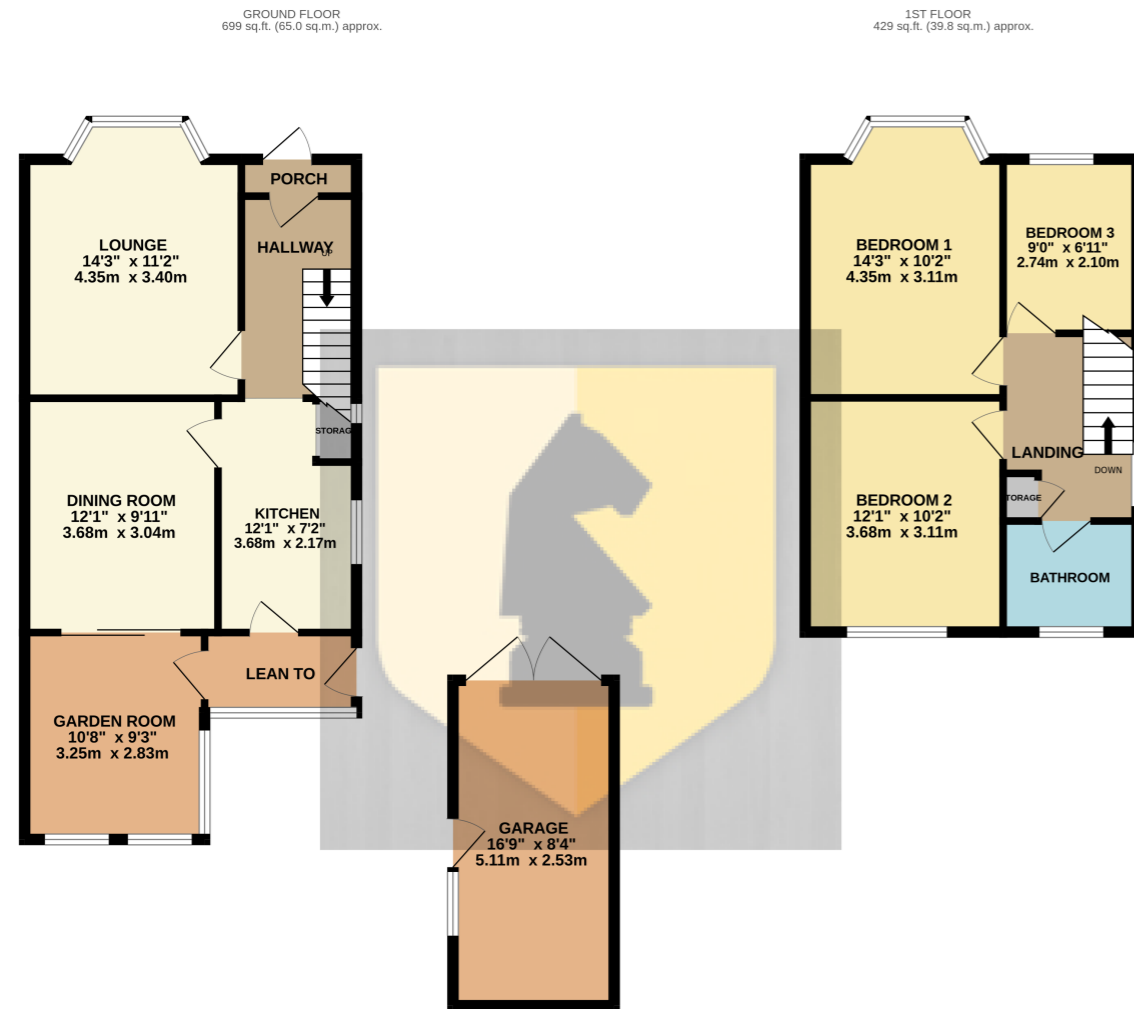


Make the right move!



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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17 St Albans Road, Northampton. NN3 2RH.

£190,000 Freehold

This property is for sale through the Modern Method of Auction, managed by iamsold Limited.

Edward Knight Estate Agents are excited to present a remarkable opportunity to purchase a three-bedroom semi-detached family home in need of a full refurbishment. Located in an excellent area close to local amenities and just a short distance from the Town Centre, boasting superb transport connections. The property briefly includes: a porch, hallway, lounge, kitchen, dining room, garden room, and a lean-to. Upstairs, there are three generously sized bedrooms and a bathroom. Outside, the property features an enclosed front garden with a tarmac driveway leading to a detached garage, alongside a spacious rear garden. To arrange a viewing, please contact us.

**PROPERTY MISDESCRIPTIONS ACT 1991**  
 The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

## Ground Floor

### Porch

Entry via UPVC double glazed door. Door into:

### Hallway

Stairs leading to the first. Doors into:

### Lounge

14' 3" x 11' 2" (4.34m x 3.40m) Double glazed bay window to the front aspect. Radiator.

### Dining Room

12' 1" x 10' 0" (3.68m x 3.05m) Sliding doors leading into the garden room. Radiator.

### Garden Room

10' 8" x 9' 4" (3.25m x 2.84m) Windows to the side and rear aspect. Door leading into the lean too.

### Kitchen

12' 1" x 6' 11" (3.68m x 2.11m) Fitted kitchen with a range of base and eye level units. Sink unit with a mixer tap over. Space for a freestanding oven. Space and plumbing for a washing machine. Wall mounted boiler. Double glazed window to the side aspect.

### Lean To

Door leading out to the rear garden.

## First Floor

### Landing

Double glazed window to the side aspect. Storage cupboard. Doors into:

### Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m) Double glazed bay window to the front aspect. Radiator.

### Bedroom Two

12' 0" x 10' 2" (3.66m x 3.10m) Double glazed window to the rear aspect. Radiator.

### Bedroom Three

9' 0" x 6' 11" (2.74m x 2.11m) Double glazed window to the rear aspect. Radiator.

### Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath. Obscured double glazed window to rear aspect.

## Externally

### Front Garden

Enclosed front garden via a low brick wall and iron cast double gates which open to a tarmac driveway leading to a detached garage. Lawn to the side with mature shrubs and Tree.

### Rear Garden

Large private rear garden mostly laid to lawn with multiple apple trees and mature shrubs. Green house and Shed.

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional."

