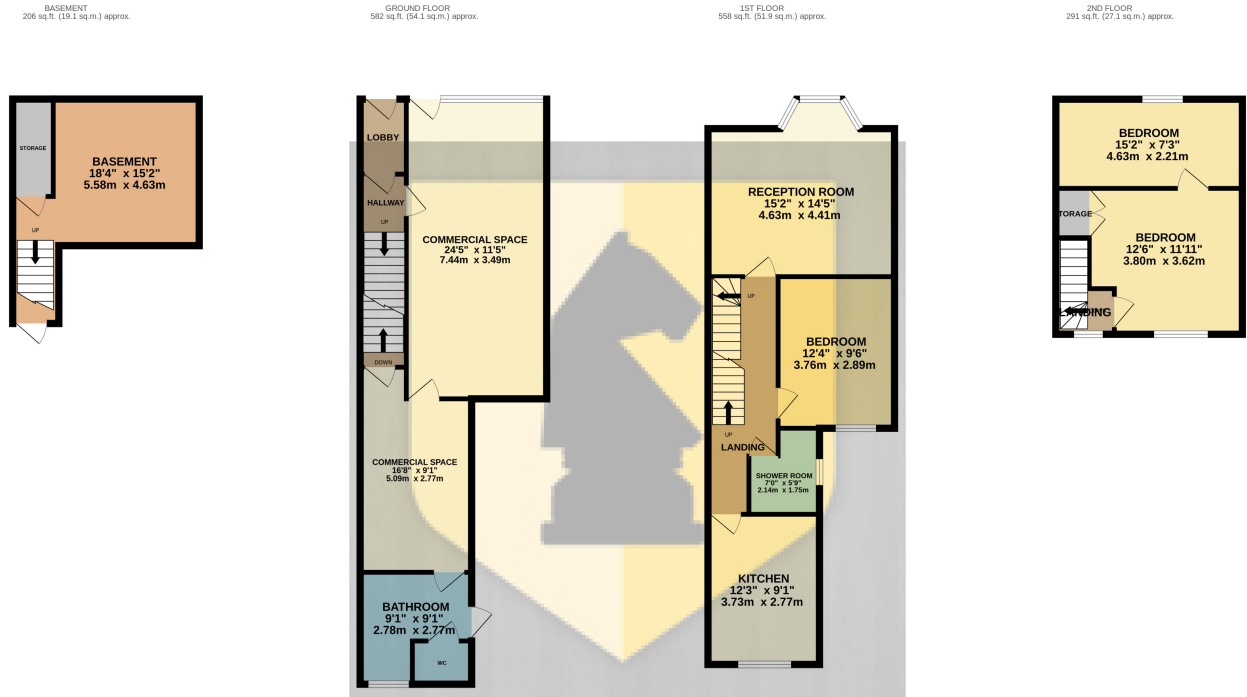


Make the right move!



258 Wellingborough Road, Northampton. NN1 4EJ. £275,000 Freehold

Edward Knight Estate Agents are excited to present a unique investment opportunity for sale: a commercial unit with a two-storey flat above, rarely available on the market. Located at the vibrant heart of Northampton town centre, the ground floor was operating as a mobile phone shop. The property includes two commercial rooms, a bathroom, WC, and a basement on the ground floor. Ascending to the first floor, there is a landing, kitchen, living room, bedroom, and a shower room. The second floor hosts a landing and two additional bedrooms. The property further benefits from air conditioning in the front commercial room on the ground floor, gas radiator central heating throughout, and a rear garden.



TOTAL FLOOR AREA: 1637 sq.ft. (152.1 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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**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

Commercial Space

24' 5" x 11' 5" (7.44m x 3.48m) Entry via double glazed door. Large double glazed window to the front aspect. Secured via an electric shutter. Air conditioning unit. Door leading into:

Commercial Space

14' 2" x 8' 9" (4.32m x 2.67m) Sash window to the side aspect.

Bathroom

Enclosed shower cubicle. Vanity unit with sink mounted over. Radiator. window to the rear aspect. Door leading to the rear garden.

WC

Low flush WC. Wall mounted sink.

First Floor

Landing

Stairs leading to the second floor. Doors into:

Kitchen

12' 3" x 8' 9" (3.73m x 2.67m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl and drainer unit with mixer tap over. Free standing oven. Space and plumbing for washing machine. Wall mounted boiler. Window to the rear aspect.

Shower Room

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed shower cubicle. Window to the side aspect. Fully tiled.

Living Room

15' 2" x 12' 1" (4.62m x 3.68m) Bay window to the front aspect. Radiator.

Bedroom One

11' 10" x 9' 6" (3.61m x 2.90m) Window to the rear aspect. Radiator.

Second Floor

Landing

Window to the rear aspect. Door into:

Bedroom

15' 2" x 11' 10" (4.62m x 3.61m) Window to the rear aspect. Built in wardrobe. Door into:

Bedroom

15' 2" x 7' 3" (4.62m x 2.21m) Window to the front aspect.

Externaly

Rear Garden

A larger then average courtyard garden.

