



# Trevor Crescent

Duston, Northampton

oriordanbond  
SALES & LETTINGS





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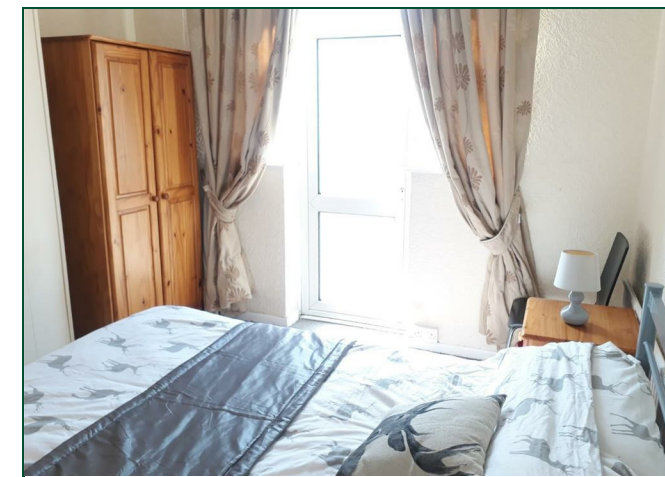
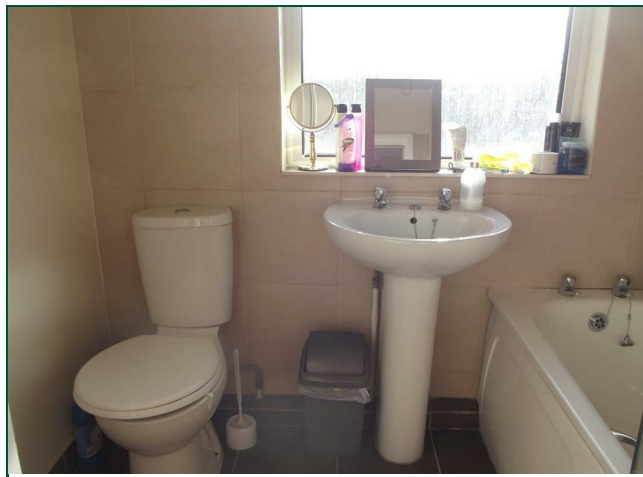
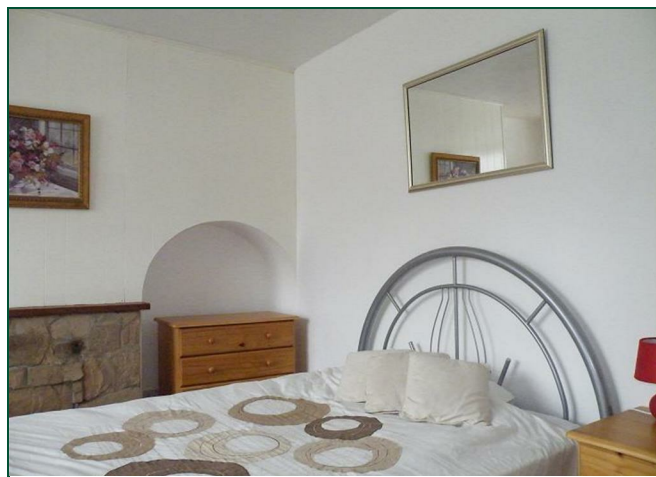
Duston  
NN5 5PG

Price  
£385,000

A substantial mature semi-detached house which is being offered as an established HMO, with seven bedrooms, that has been running for over 17 years by the owners and has always achieved very high occupancy levels with working professionals. The property is located in the old part of Duston with extensive amenities nearby including Sixfields etail park, Sainsburys shopping centre and a wide range of further shops and leisure facilities including a gym and bowling ally. Northampton train station and town centre are both within walking distance.

The accommodation includes a spacioius hallway which leads through to a roomy kitchen/dining room and three double bedrooms. To the first floor there are a further three double bedrooms, a single bedroom, a communal lounge and two shared bathrooms, both with showers, hand basin and WC. Outside is a large gravelled driveway providing off road parking to the front and side of the property. The rear garden has a patio, gravelled area and is easily maintained. Offering a 12.00%+ Gross Yield based on income of £48,000 PA - This is a great peforming HMO with an excellent yield. (B/1276/M)

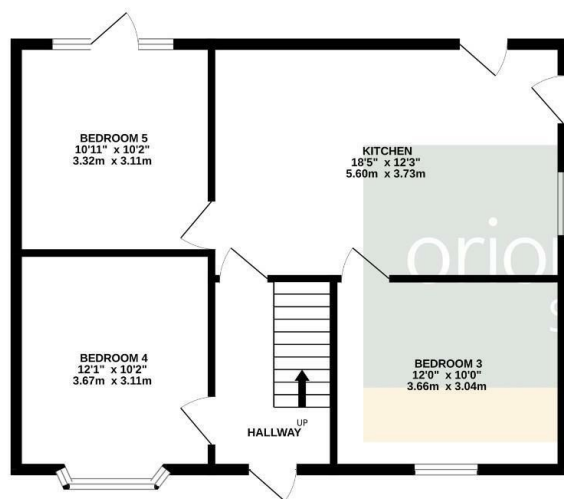
- Established seven bedroom HMO property
- Separate reception room and kitchen
- Two bathrooms
- Gas radiator heating
- Enclosed rear garden
- Off road parking



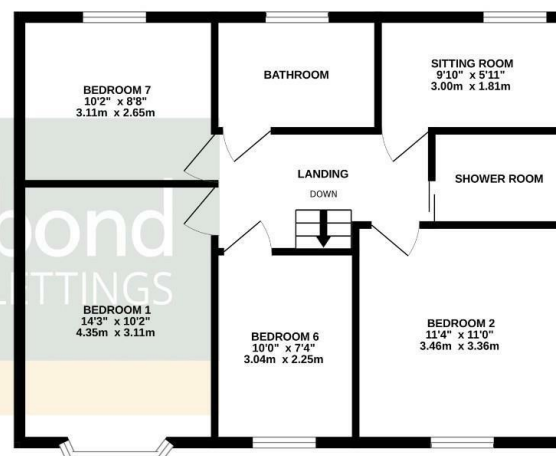




GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.

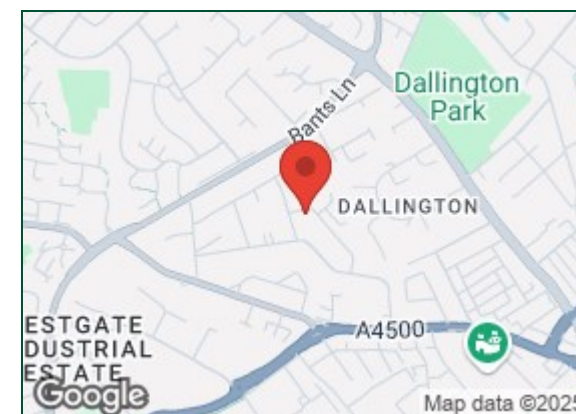


1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.6 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Duston Sales**

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