

14 Hazelwood Road

NORTHAMPTON  
NN1 1LN

£300,000



- LICENSED FIVE-BEDROOM HMO
- WALKING DISTANCE TO THE UNIVERSITY OF NORTHAMPTON
- ONE RECEPTION ROOM
- REAR OFF-ROAD PARKING
- STRONG RENTAL DEMAND AREA
- FOUR-STORY ACCOMMODATION
- TOWN CENTRE LOCATION
- TWO SHOWER ROOMS
- POTENTIAL TO CREATE ADDITIONAL BEDROOM (STPP)
- ENERGY EFFICIENCY RATING: C

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A spacious Victorian mid-terraced four storey property ideally situated within walking distance of Northampton town centre and the university, offering flexible accommodation and excellent investment potential.

The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen and utility area. The basement level offers two useful storerooms together with an additional reception room, with stairs and steps leading out to the rear garden. To the first floor there are two bedrooms, two shower rooms and a separate WC, whilst the second floor provides two further bedrooms. The property further benefits from radiator central heating and parking availability.

Currently operating with a five bedroom HMO licence, the property also offers scope to create an additional bedroom, subject to the relevant permissions. In addition, the size and layout of the accommodation present potential for conversion into four self-contained flats, subject to planning permission.

An excellent opportunity for investors or developers looking for a substantial property in a convenient central location.

## **Ground Floor**

### **Entrance Hall**

Radiator, stairs leading to first floor landing, door to cellar, door to:

### **Lounge**

14'7" x 12'9" (4.45 x 3.91)

Radiator, sash window to front.

### **Bedroom**

12'8" x 10'10" (3.88 x 3.31)

Radiator, sash window to rear.

### **Kitchen/Breakfast Room**

14'8" x 10'2" max (4.48 x 3.12 max)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor hood over, electric oven, feature fireplace, bay window to side, door to:

### **Utility Room**

8'9" x 6'9" (2.67 x 2.07)

Sink unit with cupboards, wall mounted boiler, eye level cupboards, window to side, door to rear.

### **Cellar**

### **Hallway**

Door to rear, steps leading to ground floor, outside storage.

### **Room**

13'3" x 10'8" (4.06 x 3.27)

### **Room**

6'1" x 7'4" (1.86 x 2.25)

**Room**

10'9" x 12'4" (3.30 x 3.76)

Feature fireplace, radiator, window to rear.

**First Floor****Landing**

Stairs leading to second floor, storage cupboard, doors to:

**Bedroom**

17'5" x 14'7" (5.33 x 4.46)

Radiator, window to rear.

**Bedroom**

10'10" x 12'9" (3.31 x 3.90)

Feature fireplace, radiator, window to rear.

**Shower Room**

Suite comprising shower cubicle, hand wash basin, low level WC, window to side, radiator,

**Shower**

Separate shower cubicle, window to side.

**Toilet**

Separate low level WC, hand wash basin, window to side.

**Second Floor****Landing**

Window to rear, built in cupboard, doors to:

**Bedroom**

15'10" x 15'0" (4.83 x 4.58)

Radiator, sash window to front.

**Bedroom**

10'10" x 10'2" (3.31 x 3.10)

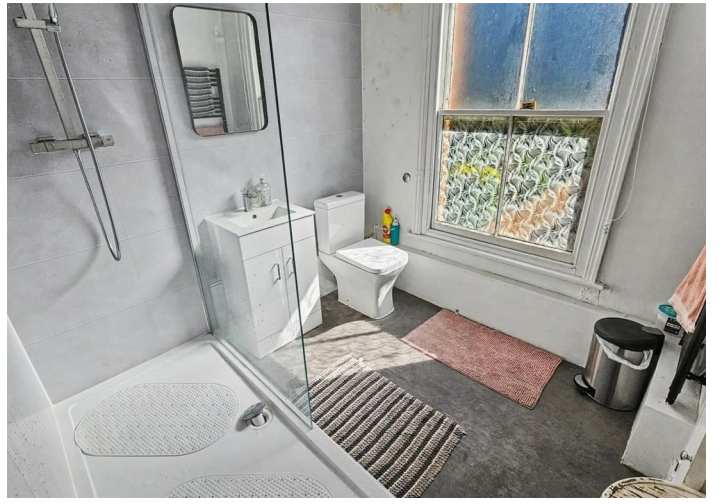
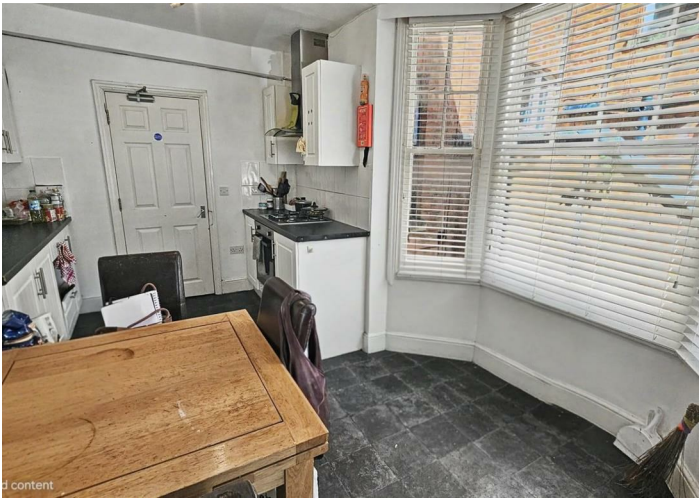
Feature fireplace, radiator, window to rear.

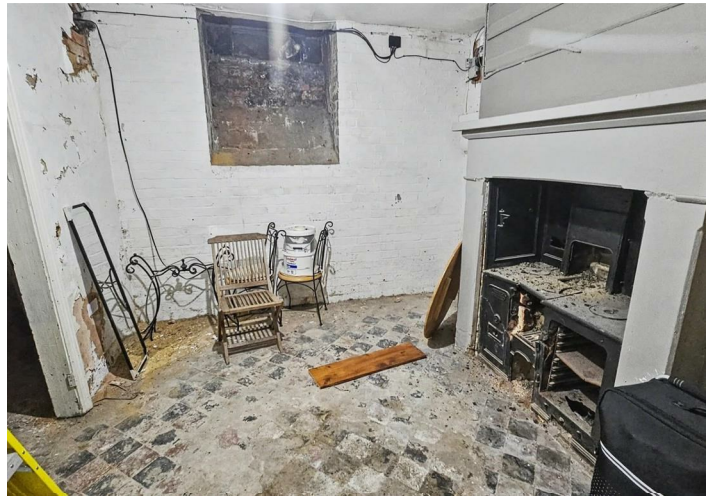
**Externally****Rear Garden**

All gravel, off road parking accessed via service road, steps leading to cellar level, steps leading to kitchen.

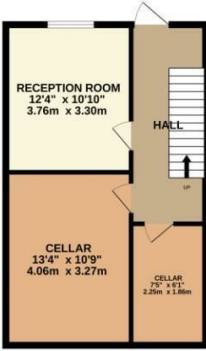
**Agents Notes**

Council Tax Band: D

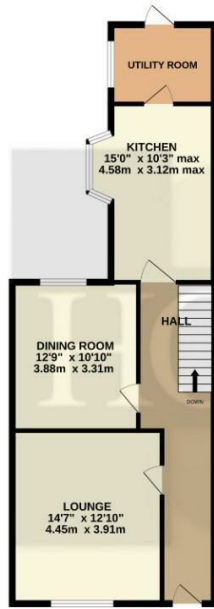




BASEMENT LEVEL  
467 sq.ft. (43.4 sq.m.) approx.



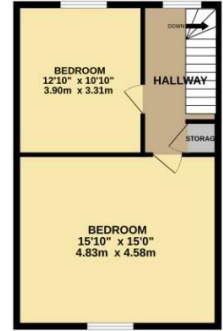
GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



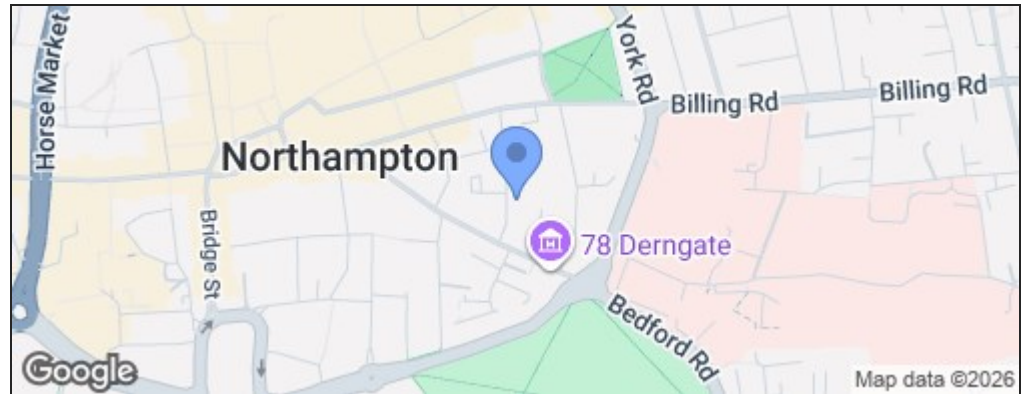
2ND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 2286 sq.ft. (212.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.