67 King Edward Road

NORTHAMPTON
NN1 5LY

£300,000









- MID TERRACE
- ALL ROOMS WITH SHOWER ROOMS
- KITCHEN/DINING/COMMUNAL
- UPVC DOUBLE GLAZED
- REAR GARDENS
- FOUR BEDROOMS HMO FULLY LICENSED
- CLOSE TO TOWN CENTRE
- CAN BE CONVERTED BACK TO LARGE HOME
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING: C

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4 Bed HMO A substantial double bay-fronted Victorian mid-terrace property, ideally situated within close proximity to Northampton town centre and the popular Abington Park. Currently licensed as a four-bedroom House in Multiple Occupation (HMO) and fully let, the property represents an excellent investment opportunity, whilst also offering the potential to be readily converted back into a spacious residential family home, subject to any necessary consents.

The accommodation briefly comprises an entrance hall, communal kitchen/dining room and four double bedrooms, each benefiting from its own private shower room. Further benefits include uPVC double glazing, gas radiator central heating and an enclosed rear garden with access via a service road.

Offering versatile accommodation, this attractive Victorian property would appeal to investors, families and first-time buyers alike, with the potential to create a substantial residential home.

Viewing is highly recommended. Please contact Horts Estate Agents to arrange an appointment.

Ground Floor

Entrance Hall
Stairs leading to first floor landing, radiator, laminate flooring, doors to:

Room One
13'8" into bay x 13'8" (4.19 into bay x 4.17)
Radiator, built in cupboard, UPVC double glazed bay window to front.

Bedroom
13'4" x 11'3" (4.08 x 3.43)
Work tops with utility area, UPVC double glazed bay window to rear, radiator, door to:

Shower Room
Suite comprising shower cubicle with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas.

Kitchen/Dining/Communal Room
23'6" x 11'2" (7.17 x 3.41)
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, electric oven, plumbing for washing machine, UPVC double glazed windows to side, door to rear, communal area with tiled flooring and radiator, door down to cellar.

Cellar
17'1" x 11'1" (5.23 x 3.40)
Power and light connected.

First Floor

First Floor Landing
Loft access, door to storage cupboard, doors to:

Bedroom Two
15'10" x 13'8" into bay (4.85 x 4.18 into bay)
Radiator built in wardrobes, UPVC double glazed bay window to front, work tops with utility area, door to:

Shower Room
Suite comprising low level WC, hand wash basin, shower cubicle with shower unit above, heated towel rail, UPVC double glazed window to front.

Bedroom Three
12'6" x 11'2" (3.82 x 3.42)
Radiator, wardrobe, UPVC double glazed window to rear, door to:

Shower Room
Suite comprising shower cubicle with shower unit above, hand wash basin, low level WC, tiled splash areas, UPVC double glazed window to side.

Bedroom Four
11'4" x 11'6" (3.47 x 3.52)
Radiator, UPVC double glazed window to rear.

Shower Room
Suite comprising shower cubicle with shower unit above, hand wash basin, low level WC, heated towel rail, UPVC double glazed window to side. This stand alone shower room is for bedroom four use only.

Externally

Rear Garden
Paved patio area, lawn area, timber gated access to rear via service road.

Agents Notes
Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

Disclaimer: Currently fully let, some rooms have been photoshopped.

Rents: PCM - £800, £650, £640, £595. Totel £2685



















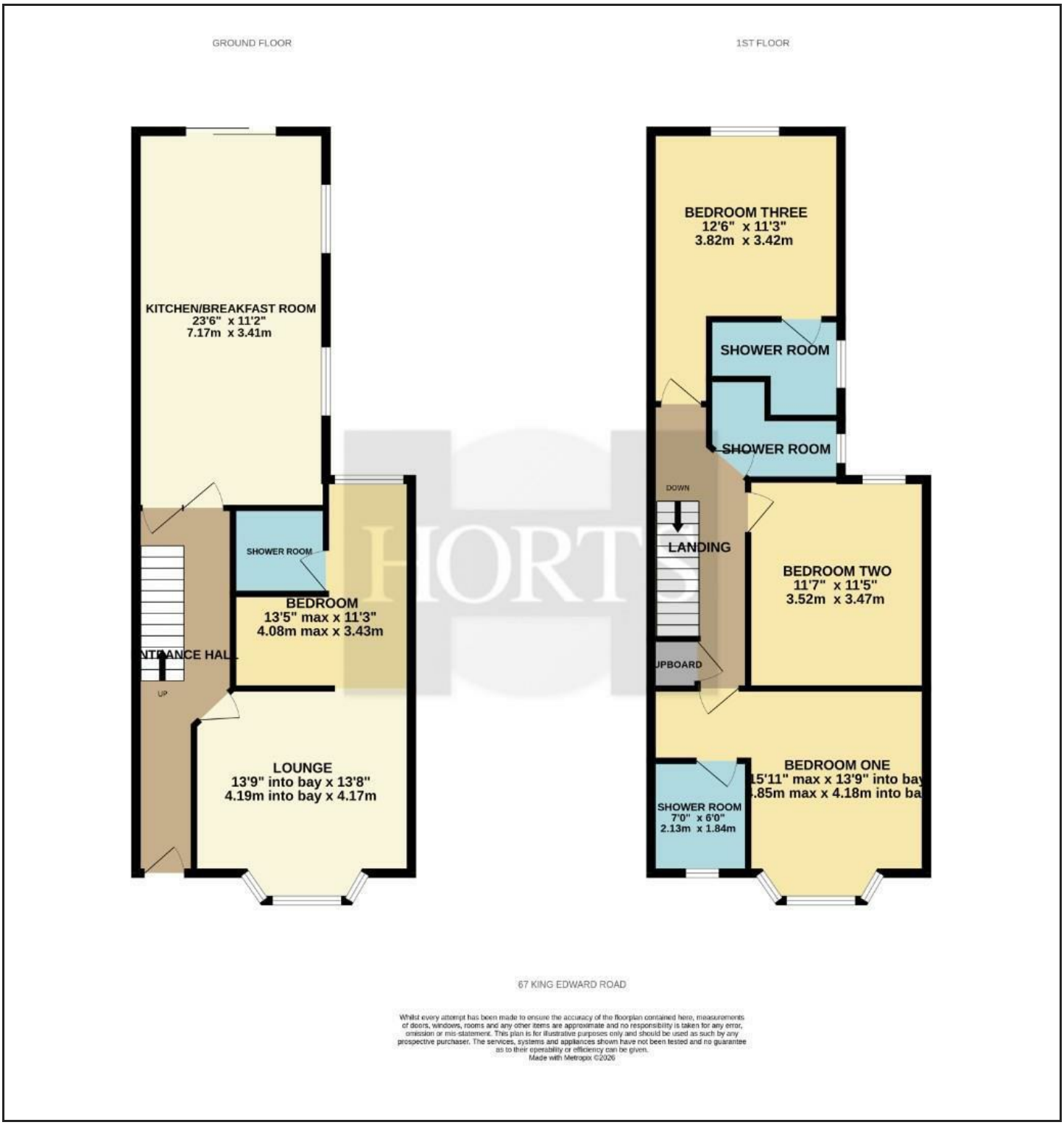

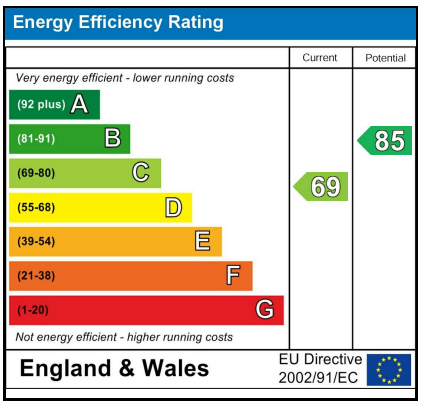

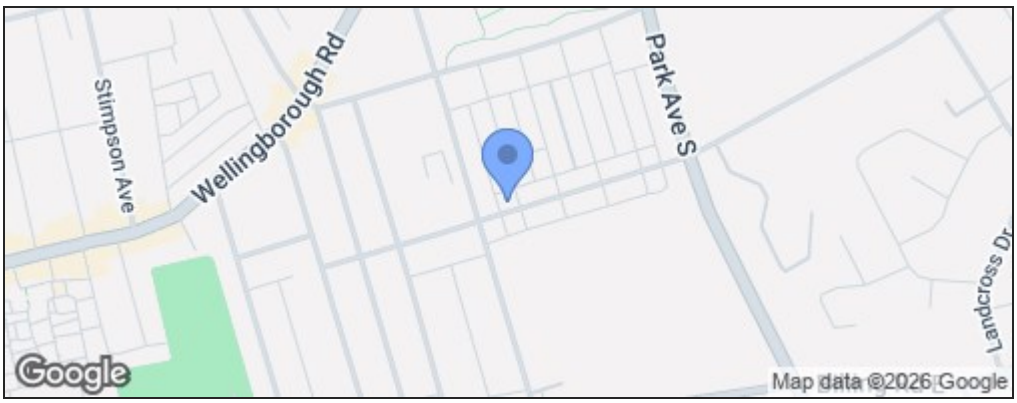

Disclaimer

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 firms employment has the authority to make or give any representation or warranty in respect of the property.