36 Victoria Road

ABINGTON
NN1 5ED

£300,000









- MID TERRACE
- FOUR STOREY TOWN HOUSE
- BASEMENT KITCHEN/BREAKFAST ROOM/COMMUNAL
- TWO SHOWER ROOMS
- IDEAL INVESTMENT
- FIVE BEDROOM HMO
- RADIATOR HEATING
- HEART OF TOWN CENTRE LOCATION
- CURRENTLY RENTED
- ENERGY EFFICIENCY RATING: D

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5 Bed HMO Located in the heart of Northampton Town Centre and close to the General Hospital, numerous shops and Beckets Park, this four storey four/five bedroom home has been maintained in good order throughout. The property offers accommodation to include; entrance hall, lounge and dining room/bedroom four to the ground floor. The basement level offers a large kitchen/breakfast room and utility with access to the rear garden. The first floor offers the master bedroom and two separate shower rooms. The top floor of the property has two further good size bedrooms. Externally the property has a good size rear garden which at present has a large breezeblock built store. The property is available for quick purchase and an early viewing is recommended.

Entrance Hall
Entry through partly glazed leaded light effect door, single panel radiator, stairs rising to first floor landing, fully glazed door to rear garden, stairs to basement level.

Lounge/Bedroom One
11'8" x 11'10" (3.56 x 3.62)
Feature fireplace with wood surround and ornament mantle over, recesses to side of chimney breast, single panel radiator, window to front.

Dining Room/ Bedroom Two
9'9" x 10'10" (2.99 x 3.32)
Single panel radiator, recesses to side of chimney breast, clothes rails, window to rear elevation.

Basement Level

Kitchen/Dining/Communal
22'10" x 15'3" (6.98 x 4.66)
Fitted in modern base and wall mounted cupboards with built in stainless steel oven, inset stainless steel hob with stainless steel extractor fan over, roll top work surface space, inset one and a half bowl sink unit, sunken spotlights to ceiling, tiled floor, feature brick fireplace to dining area, two radiators, window to front aspect, double glazed window to rear, part glazed door out to garden.

Utility Room
A range of base and wall mounted cupboards, plumbing for washing machine and space for tumble dryer, tiled flooring.

First Floor

First Floor Landing
Stairs to second floor, storage cupboard housing boiler, doors tt:

Bedroom Three
16'3" x 12'4" (4.96 x 3.77)
Feature fireplace with mantle over, recess and cupboard to side of chimney breast, single panel radiator, window to front elevation.

Shower Room
Shower cubicle, pedestal wash hand basin, close coupled WC, tiled splash areas, radiator, extractor fan.

Shower Room.
Shower cubicle, pedestal wash hand basin, close coupled WC, tiled splash areas, extractor fan, double glazed window to rear elevation.

Second Floor

Landing.
Access to loft area, window overlooking rear garden.

Bedroom Four
15'1" x 12'4" (4.62 x 3.78)
Feature fireplace, recess and cupboard to side of chimney breast, window to front elevation.

Bedroom Five
11'1" x 9'11" (3.39 x 3.04)
Recesses to side of chimney breast, feature fireplace, double glazed window overlooking rear garden, double panel radiator.

Rear Garden
The rear garden can be accessed via the ground floor hall or kitchen/breakfast room. Split level paved patio areas with access to outside WC incorporating a wash hand basin. The rear garden has been pebbled with shrub beds and is enclosed by timber panel fencing and brick retaining wall. At present there is a very large store which occupies half of the garden and is constructed of breeze block with a corrugated roof.

Agents Notes
West Northampton Council Tax Band: TBC

Currently Rent: £600, £600, £545, £500, £500 per month Total £2745

As currently rented the pictures have been touched up by a photo enhance















36 VICTORIA ROAD

TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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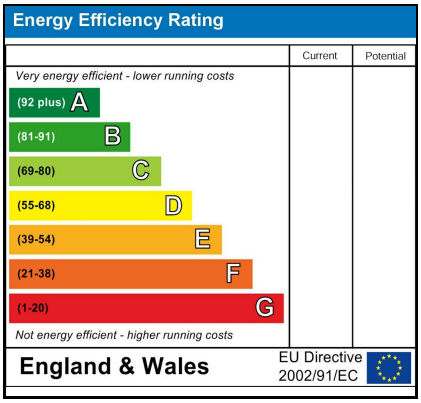

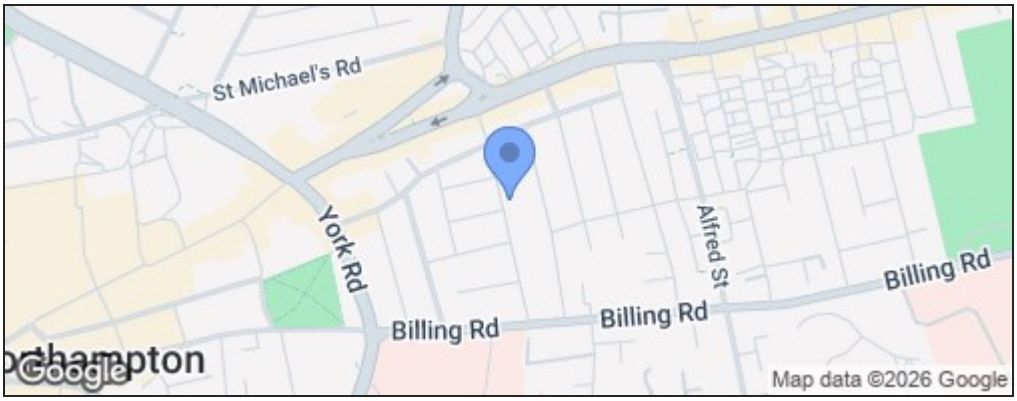

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