

**101 Penrhyn Road
Far Cotton
NORTHAMPTON
NN4 8EE**

£215,000



- **THREE BEDROOMS**
- **6% RENTAL YIELD**
- **OPEN PLAN KITCHEN/DINING ROOM**
- **DOUBLE GLAZING**

- **TENANT IN SITU**
- **MODERN DECOR THROUGHOUT**
- **GAS RADIATOR HEATING**
- **ENERGY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****Landlords Only**** This property presents a promising investment prospect, complete with a tenant already in place paying £1,095 per month.

The accommodation features an entrance hall, a welcoming sitting room, and an open-plan kitchen and dining area on the ground floor. Upstairs, you'll find three bedrooms and a well-appointed family bathroom.

Outside, there's a private enclosed rear garden, offering a peaceful outdoor space. Additional advantages of this property include uPVC double glazing and efficient gas radiator heating, ensuring both security and comfort for your investment.

Ground Floor

Entrance Porch

Enter via obscured glass-panelled double doors, door leading to the entrance hall.

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, doors leading to dining room.

Dining Room

12'5" x 10'11" (3.79 x 3.34)

French doors leading to rear garden, opening to lounge and kitchen.

Lounge

11'1" x 12'2" (3.38 x 3.71)

Bay window to front aspect.

Kitchen

9'0" x 6'8" (2.76 x 2.04)

Fitted with a range of wall and base level units with work surfaces over, built-in electric oven, fitted electric hob with extractor hood over, sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, window to rear aspect.

First Floor

Landing

Doors to all rooms.

Bedroom One

11'9" x 12'6" (3.59 x 3.82)

Window to rear aspect.

Bedroom Two

12'9" into bay x 10'11" (3.89 into bay x 3.34)

Bay window to front aspect.

Bedroom Three

8'0" x 6'9" (2.46 x 2.06)

Window to front aspect.

Bathroom

Fitted with a three piece suite comprising low level W/C, pedestal sink, panelled bath, tiled splash backs, loft access, obscured window to rear aspect.

Externally

Front Garden

Path to front door.

Rear Garden

Laid to patio and lawn, enclosed by timber fencing, various plants and shrubs.

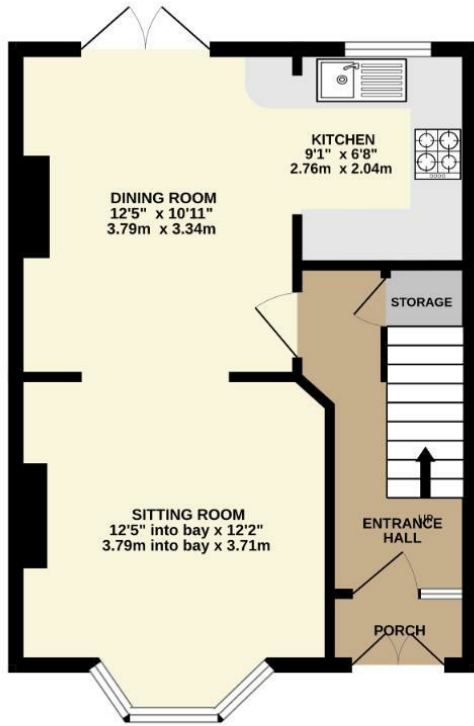
Agents Notes

Local Authority: West Northamptonshire

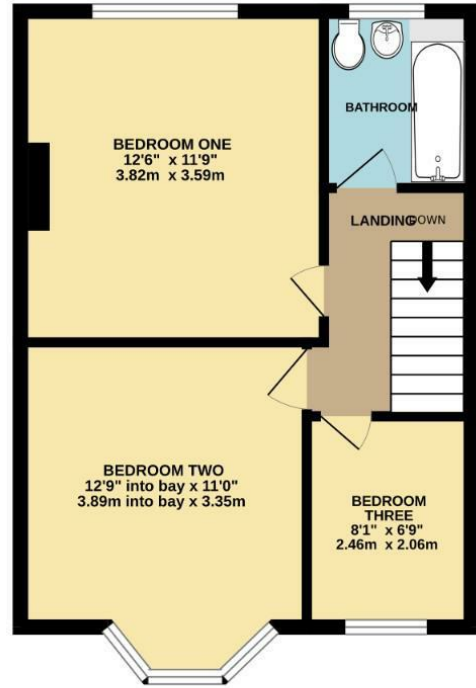
Council Tax Band: B



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

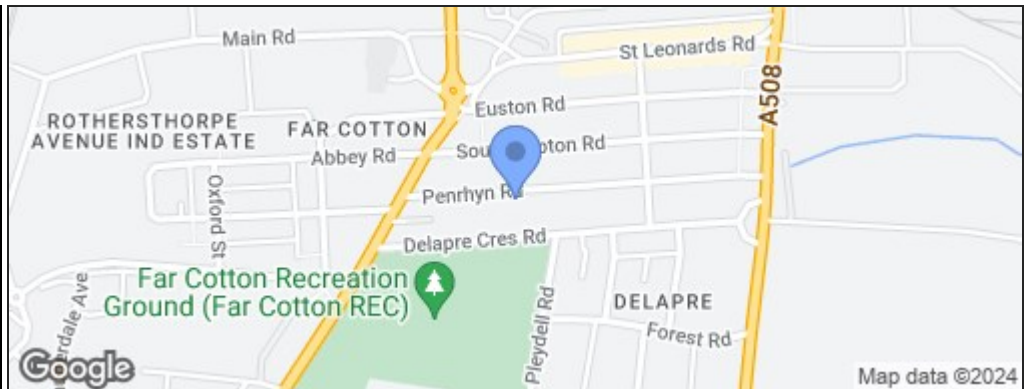


1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.