

**36 Lower Priory Street
Semilong
NORTHAMPTON
NN1 2PA**

£180,000



- **THREE BEDROOMS**
- **UPVC WINDOWS**
- **ENCLOSED REAR GARDEN**

- **CLOSE TO RAILWAY STATION**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: E**

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



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****Offered with tenants in situ****, with a 7% yield, this property would make a great investment. Accommodation comprises entrance hall, open plan sitting/dining room, kitchen and bathroom on the ground floor. On the first floor there are three bedrooms. Externally there is a low maintenance rear garden. Further benefits include double glazing and gas radiator heating.

Lounge

22'2" x 12'6" (6.76 x 3.83)

Entry through hardwood door, open stairs to first floor landing with under stairs storage cupboard, feature fire place, meter cupboards, radiator, windows to front and rear elevations.

Kitchen

9'2" x 5'10" (2.80 x 1.80)

Modern base and wall mounted cupboards, square edge work surface space, inset stainless steel sink unit, built in oven, inset gas hob with extractor fan over, half tiling, plumbing for washing machine, gas fired central heating boiler, windows to side elevation, UPVC door to rear garden.

Rear Lobby

Space for tall standing Fridge/Freezer.

Bathroom

Three piece white suite of bath and mixer shower with screen, pedestal wash basin, close coupled w/c, single panel radiator, half tiling to walls, tiled floor, frosted window to side elevation.

First Floor

Landing

Airing cupboard, access to loft area.

Bedroom One

12'7" x 10'2" (3.84 x 3.12)

Radiator, window to front elevation.

Bedroom Two

11'4" x 7'3" (3.47 x 2.23)

Radiator, window overlooking rear garden.

Bedroom Three

9'3" x 6'2" (2.82 x 1.89)

Radiator, window to rear aspect.

Externally

Rear Garden

Paved patio area enclosed with low level brick retaining walls, outside cold water tap.

Agents Notes

Council Tax Band: A

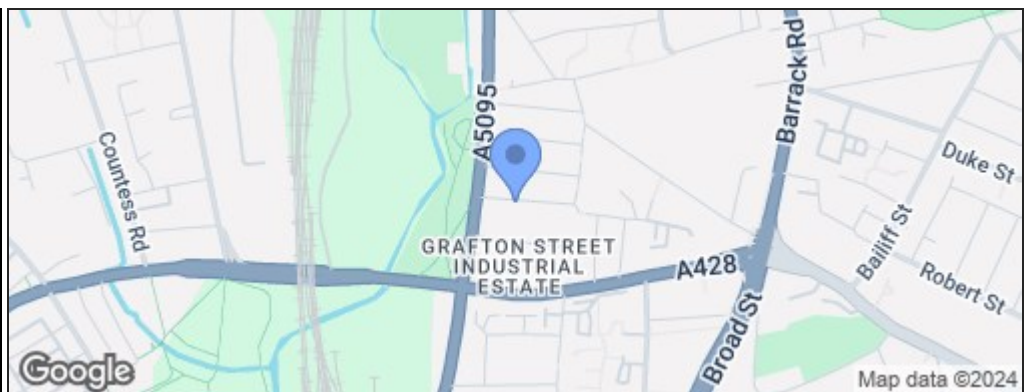
Local Authority: West Northamptonshire Council

Sold with Tenant. Current rent is £1,050 pcm.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.