



32 Gold Street

Wellingborough, Northamptonshire NN8 4QY



Simpson & Weekley



Simpson and Weekley are pleased to offer this fantastic (approx 2800 square feet) spacious stone and brick extended property which mostly dates back to the 1600's. The property was converted with a high end finish from a public house and is currently set up as a 7 to 8 bed HMO (housing of multiple occupancy) there is the ability to let 8 rooms in total with income of over £5k a month subject to change of use and license. The property has also previously been used as assisted/supported living with 7 bedrooms and a carers room/office. The former public house boasts a fully fitted kitchen with quartz work surfaces and built in Bosch appliances, Wifi access points and high speed internet, gas radiator central heating with some areas having additional under floor heating, an enclosed rear garden, off road parking for 2 cars and has been fully modernised, all certifications available. Take advantage of this great business opportunity and call today!

EPC Rating D/62

<https://www.youtube.com/watch?v=J2LZSHwM850>



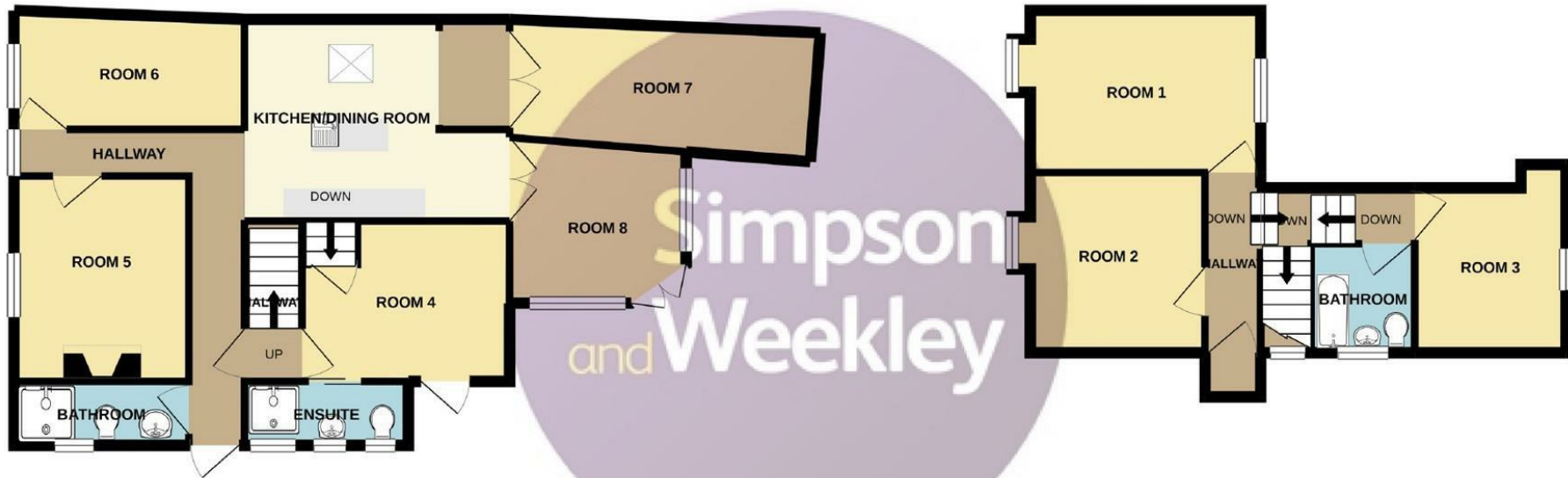
Offers Over £600,000

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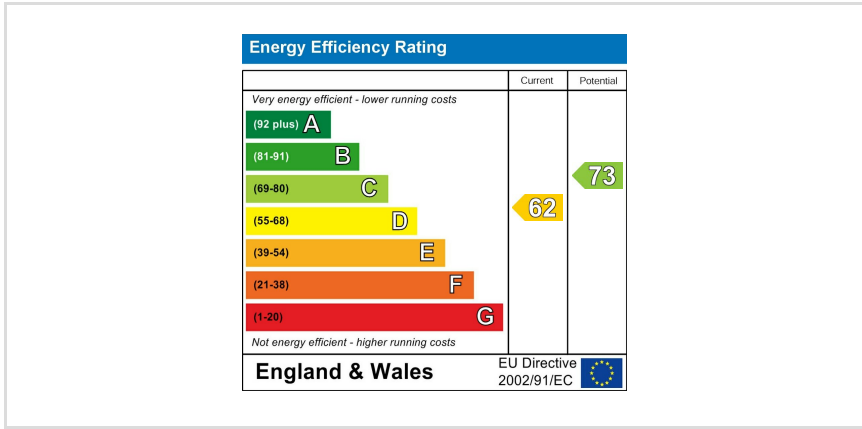


GROUND FLOOR

1ST FLOOR



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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