



7 Meeting Lane
Irthlingborough, Northants NN9 5SQ



Simpson & Partners

Former 18th century Baptist Church that has been converted into four lovely homes with communal garden to the rear. This mid terrace home offers flexible accommodation across three floors boasting entrance hall, downstairs wc, kitchen, living room with door to the rear. To the first floor are two bedrooms with en-suites and to the second floor is a further bedroom with en-suite. Communal garden to the rear. Situated in the sought after town of Irthlingborough offering many amenities to include shops, cafe's, restaurants, schooling, doctors and country walks situated on the edge of the town. Viewing is highly recommended.

Currently the whole block is used as into 2 x three bedroom and 2 x four bedroom HMO properties (housing for multiple occupants). Offering a gross income of £8200 pm across the 14 rooms.

Offered to the market as separate dwellings with a share of the freehold or as a whole.

EPC RATING D

COUNCIL TAX BAND B

Offers In Excess Of £250,000



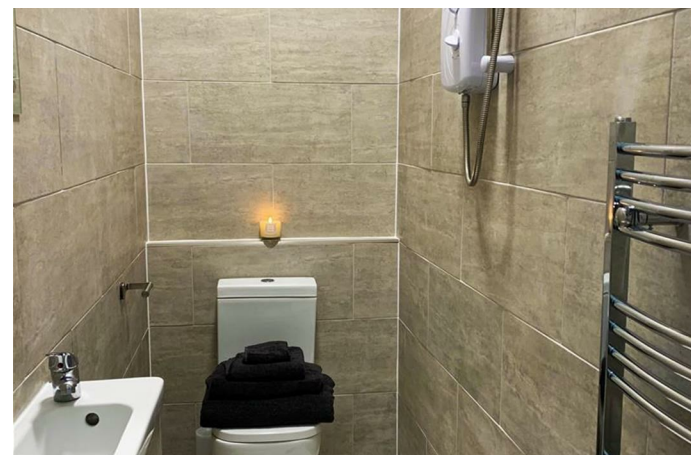
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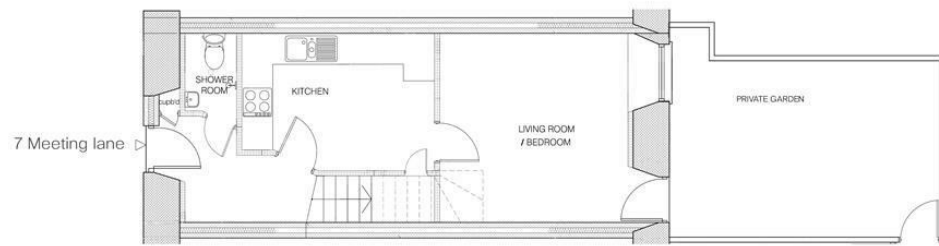
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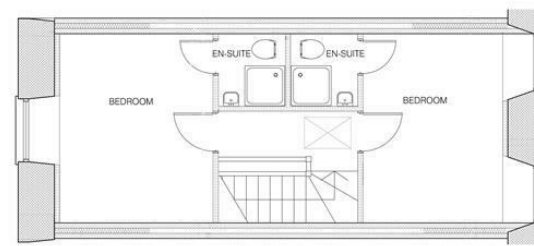
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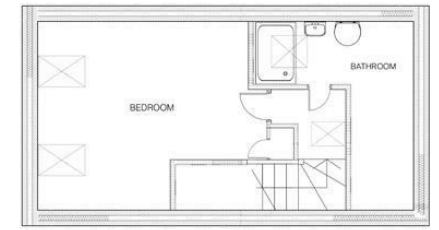
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Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

64

80



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