

9 York Road  
Kettering  
NN16 0DB

£400,000



OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
839 sq ft (78.0 sq m) approx.



1ST FLOOR  
744 sq ft (69.1 sq m) approx.



TOTAL FLOOR AREA: 1583 sq ft (147.1 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans, 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



## AT A GLANCE...



Communal kitchen/diner



Superb kitchen plus additional kitchen on first floor



Five double ensuite rooms



Five ensuites



Enclosed garden



On street parking



## WHAT'S GREAT?

An outstanding, fully occupied and licenced HMO offered to market with NO ONWARD CHAIN and offering an excellent return of circa £31,000 per annum income.

Located within the heart of Kettering town centre, 'Lilbourne House' has been extensively renovated with superb fittings throughout.

The accommodation comprises of an entrance hall with automated LED downlights, an open plan modern kitchen/ dining room and two double ensuite bedrooms on the ground floor. The second floor has three further double bedrooms all ensuite, the largest of the five to the front is especially large with bay window to the front. On the first floor there is also an additional kitchen which is used by one of the bedrooms as a private space.

The stylish kitchen has ample storage and work top space, Siemens appliances, to include; an induction hob, double oven, microwave, two fridge/ freezers and a dishwasher. There is also plenty of space for dining and access into the adjoining store room.

Agent note: plans have been drawn up to alter the ground floor store room to another ensuite bedroom making 6 in total, conversion costs are approximately £20,000 to add an extra £8,500 per annum income. Room rates as follows: £675 pcm, £650pcm, £700 pcm, £650 pcm and £725 pcm.

Other benefits also include fire-rated internal doors, a refitted installed boiler and superb flooring throughout. Outside, the garden is fully enclosed and is mostly laid to lawn.

Call sole selling agents Oscar James Kettering to make arrangements to view.

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## SELLER'S SECRET

An easy investment that ticks over very well with an excellent lettings manager in place who is happy to continue the service.



*why we like it....*

Very impressive compared to many, top notch fixtures and fittings with clearly happy tenants.

*To buy or not to buy....*

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