

Purser Road, Northampton NN1 4PG



welcome to

Purser Road, Northampton

INVESTMENT OPPORTUNITY Fully licensed five bedroom HMO situated within the popular Abington area of Northampton. Accommodation comprises entrance hall, communal room, kitchen, five bedrooms and two shower rooms. Outside there is a garden to the rear.

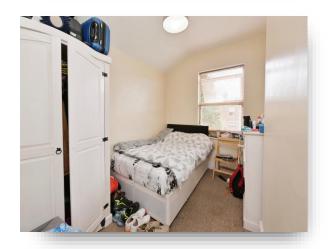












Entrance Hall

Entered via single glazed part glazed door to the front aspect, radiator, stairs rising to first floor landing and doors leading to:

Shower Room

Suite comprising shower cubicle, wash hand basin, low level WC, heated towel rail, extractor fan, partly tiled and double glazed obscure, window to the rear aspect.

Room E

11' x 10' 9" (3.35m x 3.28m) Double glazed window to the front aspect and radiator.

Room F

10' 9" x 7' 8" ($3.28m\ x\ 2.34m$) Double glazed window to the rear aspect and radiator.

Kitchen

9' 6" plus door recess x 8' 2" (2.90m plus door recess x 2.49m)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit, tiling to splashback areas, electric oven and electric hob with cooker hood over, space for fridge/ freezer, plumbing for washing machine, radiator, tiled flooring, wall mounted combi boiler, double glazed window to the side aspect and double glazed part obscure door to the rear aspect leading to garden.

Communal Room (Basement)

13' 7" max x 10' 4" (4.14m max x 3.15m) Double glazed window to the front aspect, door to cupboard house meters and doors to storage cupboards.

First Floor Landing

Stairs rising from entrance hall, stairs rising to room AV and doors to:

Shower Room

Suite comprising shower cubicle, wash hand basin, WC, fully tiled walls and obscure glazed double glazed window to the side aspect.

Room C

10' 9" x 8' 4" (3.28m x 2.54m) Double glazed window to the rear aspect and radiator

Room D

10' 7" x 8' 10" max (3.23m x 2.69m max) Double glazed window to the rear aspect and radiator.

Room B2

10' 9" x 8' 4" (3.28m x 2.54m) Double glazed windows to the front aspect and radiator.

Room Av (Second Floor)

12' 9" x 10' 7" (3.89m x 3.23m) Two double glazed Velux windows, electric wall mounted heater and slopping ceiling.



Rear Garden

Mainly laid to lawn with paved patio area for seating and fully enclosed with walling and timber fencing.





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Purser Road, Northampton

- INVESTMENT OPPORTUNITY
- Licensed five bedroom HMO
- Popular Abington area of Northampton
- Fitted kitchen
- Communal room and two shower rooms

Tenure: Freehold EPC Rating: D

£350,000





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Property Ref: NMS114425 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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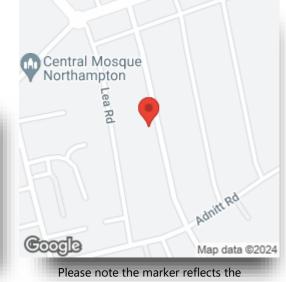
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postcode not the actual property