



**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.

### **Externally**

#### **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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NMS114425 - 0002

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