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## Towcester Road, Northampton NN4 8LG



**Asking Price £242,500**

This four bedroom licenced HMO is situated in Far Cotton located close to the University and the Town Center. Presented in good condition with a reported record of full occupancy .The property has four generous bedrooms bathroom and kitchen , study room and garage to the rear. Being end of terrace there are possibilities for extension , subject to planning. The garage also offers further potential . .The property has been let and is tenanted for next term with an income of £125 weekly per room over 48 weeks .Licence ref number wk/202005796 Fully furnished ,sold with students in occupation .A great investment



**Kitchen**

10'3" x 7'1" (3.12m x 2.16m)

Range of units ,access to rear garden .



**Bed 1**

14'7 x 12'6 (4.45m x 3.81m)



**Bed 2**  
15'3" x 10'8" (4.65 x 3.26)



**Bed 3**  
15'1" x 11'11" (4.60m x 3.63m)



**Bed 4**  
13'3" x 11'9" (4.04m x 3.58m)

**Study**  
6'6" x 6'2" (1.98m x 1.88m)



**Bathroom**  
White suite , w.c , pedestal basin , bath with shower over .



**Garden**

Gravelled for low maintenance with access to the rear to service road and garage.

**Garage**

Brick Built , single garage .

