

Southampton Road, Northampton Northamptonshire NN4 8DZ



£235,000

This well presented four bedroom HMO (Licence Ref: WK/202017040) is ideally located on Southampton Road, Far Cotton in close proximity to the University of Northampton, making it a highly attractive investment for the student and professional rental market.

Arranged over two floors, the property comprises four fully furnished double bedrooms, a modern fitted kitchen with ample storage and appliance space, and a comfortable communal lounge/dining area, providing a practical and tenant friendly layout. The house is currently fully let, achieving a gross rental income of £1,785 per calendar month. The property has been well maintained throughout with neutral décor and is conveniently positioned within easy reach of Northampton town centre, local amenities and transport links. This represents a strong, ready-made investment opportunity, ideal for both experienced and first time HMO investors.









Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | 84 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | 52 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | 80 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | 44 |
| (21-38) | F | |
| (1-20) | G | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |