



## 6 Hamblin Court, Rushden NN10 0PQ

£130,000

- Stone Barn Conversion
- Electric Heating
- Over £8k Rental Income pa
- Rear Courtyard
- Fitted Kitchen
- Fitted Shower Room
- Washing Machine



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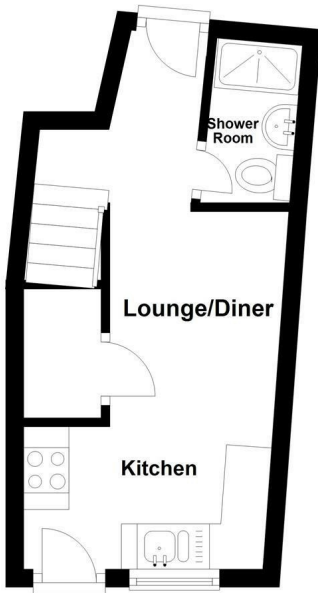
# 6 Hamblin Court, Rushden NN10 0PQ

Smartamove are pleased to offer this one bedroom stone barn conversion house for sale, situated in the heart of Rushden town centre. To the ground floor the property comprises of an open plan fitted kitchen with built in oven and hob and living area, as well as a downstairs fitted shower room. To the upstairs the property comprises of a large double bedroom with original stone wall and wood beam features. The property is located close to all local amenities including a café and hairdressers that share the courtyard. The property also benefits from electric radiator heating, and has also been decorated to a high standard. Also included is washing machine. The property is currently tenanted with a rental income of £9,000 per annum / £750 per calendar month, but can be sold with vacant possession. The EPC rating for this property is D and the council tax band is A. This property is priced to sell.

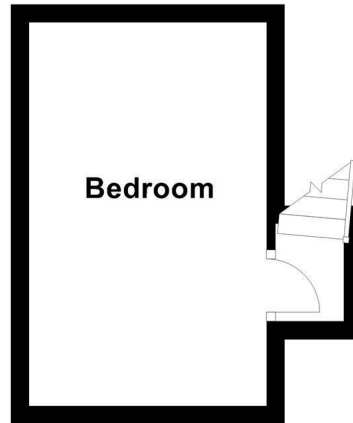
Please note that one of the owners of this building is an employee of Smartamove Ltd.



**Ground Floor**



**First Floor**



Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-98%		
B	81-90%		
C	69-80%		
D	55-68%		
E	39-54%		
F	21-38%		
G	1-20%		
Not energy efficient - higher running costs			
England & Wales EPC Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	92-98%		
B	81-91%		
C	69-80%		
D	55-68%		
E	39-54%		
F	21-38%		
G	1-20%		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EPC Directive 2002/91/EC			

**SMARTAMOVE**

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