1 Hamblin House, Rushden NN10 0PQ
£215,000

- Barn Conversion
- Exposed Beams and Stone Walls
- Electric Heating
- Two Reception Rooms
- Modernised
- White Goods
- Two Double Bedrooms
- Town Location
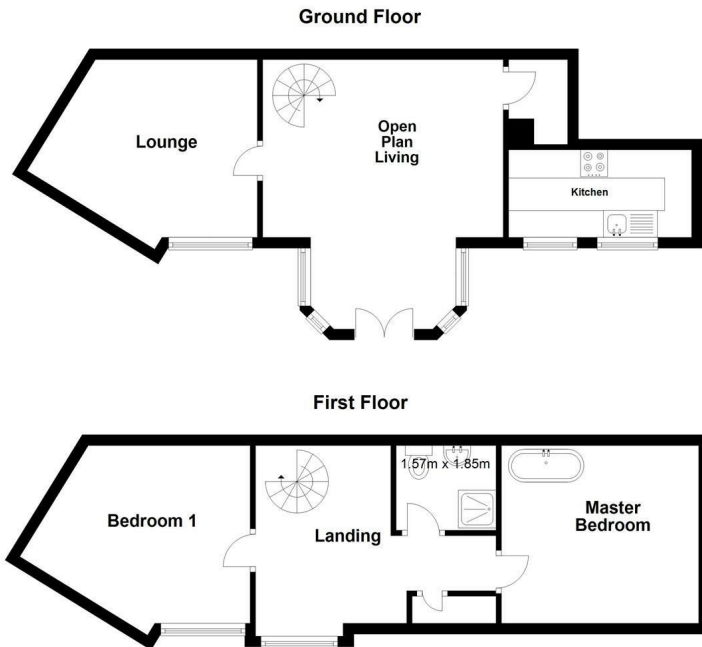
1 Hamblin House, Rushden NN10 0PQ

Smarta Move is pleased to offer for SALE this spacious two-bedroom stone barn conversion which is situated in a secluded area of Rushden Town Centre. The building was converted in 2020 and the property itself has been renovated to a high standard. The property comprises an Entrance hall opening into an open-plan dining area/snug, an archway to a fitted kitchen with a built-in oven and hob, a door to the large storage room, and a further door to the lounge with windows. A staircase to the first floor will lead to a family shower room and two double bedrooms, the master bedroom having a roll-top bath. Benefits are stone walls, exposed beams, vaulted ceilings, radiator heating, and bin storage, please note there is no outside space however the property is within walking distance of local amenities and parks. This is a freehold property and has the rental income annually of £11,580 and a monthly income of £965.00pcm. The property can be sold with or without tenants. The EPC rating is an E and the council tax band is B. 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

1.57m x 1.85m

Energy Efficiency Rating

Environmental Impact (CO$_2$) Rating

England & Wales — EU Directive 2002/91/EC

SMARTAMOVE

4 Burystead Place Wellingborough Northants NN8 1AH

Office: 01933 423983   Email: info@smartamove.co.uk   Website: www.smartamove.co.uk