

HAMPTON STREET, NORTHAMPTON, NN1

£185,000 | 2 Bed House - Mid Terrace

BELVOIR!



This is a well presented (no immediate work required) 2 bedroom property in Semilong. It is a 5 minute walk from the mainline railway station and a 10 minute walk to the Town Centre.

It comprises 2 bedrooms and a modern bathroom on the upper floor. On the ground floor there is an open living room with patio doors to the rear garden, and a modern kitchen. There is a small, private, courtyard garden to the rear.

INVESTING? The property is successfully tenanted already and could be bought as such. Current rent is £850PCM which is slightly lower than the market average so has the potential to increase upwards.

COUNCIL TAX BAND: A

- GOOD INTERNAL CONDITION
- TRAIN STATION 5 MINS WALK
- AVAILABLE TENANTED IF REQUIRED
- COUNCIL TAX BAND = A
- EPC RATING = C

Disclaimer.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Important Disclosure.

Consumer Protection from Unfair Trading.

The Vendor of this property is a 'connected person' as defined within Sections 31 and 32 of the Estate Agents Act 1979.

BUYING TO LET?


Belvoir has offered a lettings service in Northampton for nearly 20 years and currently manages hundreds of properties throughout the town. We know the market inside out - which properties will let, how much they'll let for, and what sort of tenant they will attract.

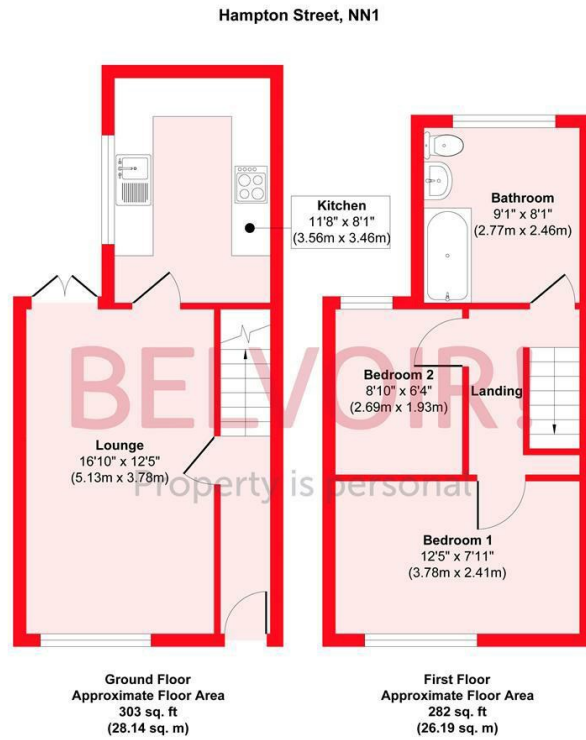
If you're looking to invest but need some guidance, we provide free buy-to-let advice on a no-obligation basis. We also help existing landlords who want their portfolio reviewed, or are struggling with a problematic tenancy. Contact our office for more details.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 



Approx. Gross Internal Floor Area 585 sq. ft / 54.33 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

