



Victoria Road

Abington, Northampton

oriordanbond
SALES & LETTINGS



Victoria Road

Abington

NN1 5EQ

OFFERS OVER £400,000

O'Riordan Bond is pleased to offer for sale this established HMO opportunity in Abington. In total there are five rentable rooms across three floors plus a self contained apartment with its own shower room and kitchen.

The property also comprises a communal reception/sitting room, a communal kitchen/breakfast room and two communal bathroom/shower rooms. There is a well maintained courtyard garden with seating areas and a bin store. Further benefits include uPVC double and gas radiator heating. The property is understood to be fully compliant including gas safety certificate, electrical installation report/certificate, EPC certificate, a recent fire inspection certificate including hard wired smoke and heat detectors (copies available on request.) (B/3700/S)

AGENTS NOTE - The property is currently fully licensed in the current owners name. Please be aware this is not transferrable and any prospective tenant will have to apply for a license. At the time of going to market - this property is fully occupied and achieves a yield in excess of 10%.

Additional information

- Council Tax Band: B
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

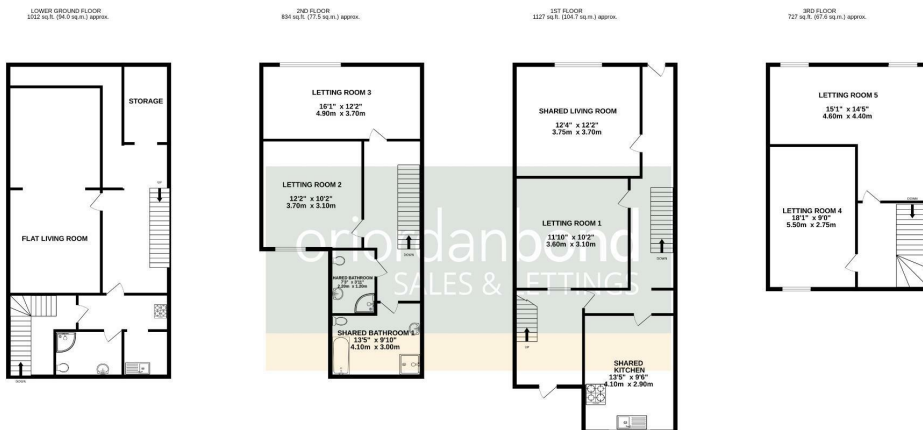
Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Abington Sales

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TOTAL FLOOR AREA: 3700 sq.ft. (343.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.

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