



**Lutterworth Road**  
Abington, Northampton

**oriordanbond**  
SALES & LETTINGS





## Lutterworth Road

Abington

NN1 5JR

PRICE £350,000

A substantial Victorian terraced property which is being offered for sale as an established licensed HMO. The property is for sale as an individual unit or could be offered as part of a whole portfolio of 8 established and well run HMO's across the town. Generating a healthy income in the region of £43,000 per annum providing a circa 12% gross yield, with excellent occupancy rates, this represents an exciting investment opportunity.

The accommodation comprises entrance hall, communal living room, kitchen/breakfast room, utility and ground floor WC. There are six bedrooms, three bathrooms and a well maintained front and rear gardens. Further benefits include gas radiator heating and partial double glazing. (B/1711/L)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: E

### Viewing

Viewing strictly by appointment – details below

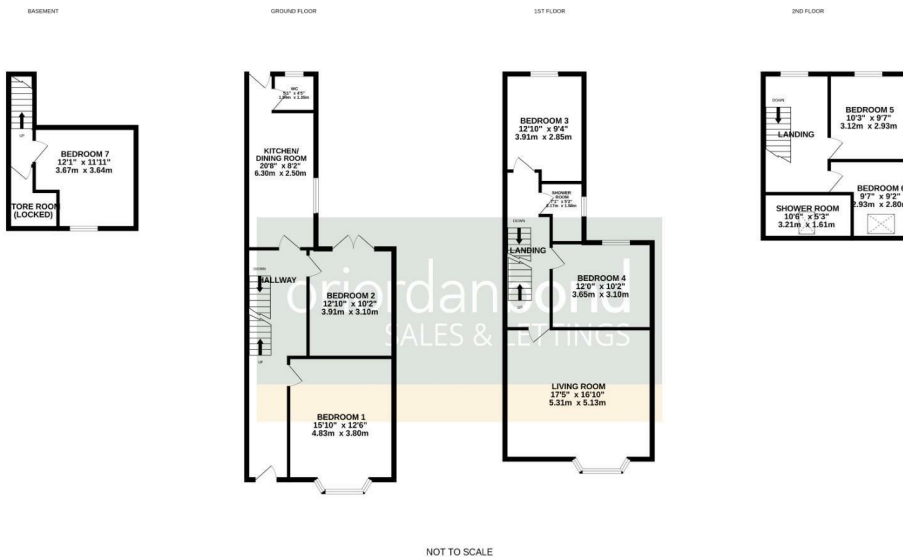
### Disclaimer

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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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 as to their operability or efficiency can be given.  
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