



# Pilton Close

Rectory Farm, Northampton

oriordanbond  
SALES & LETTINGS



## Pilton Close

Rectory Farm  
NN3 5EZ

Offers Over  
£300,000

A fantastic opportunity for an investor to purchase a licensed five bedroom HMO situated within the popular location of Rectory Farm. The property was previously let at £31,800 per annum however the current vendor is in the process of re-letting all of the rooms with a potential rental income of £34,000 per annum.

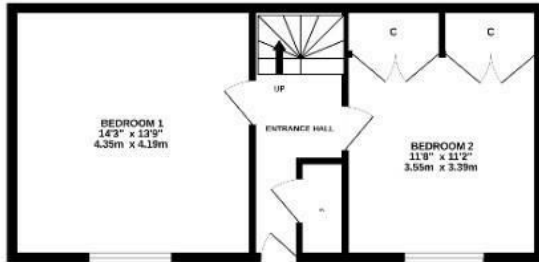
The accommodation extends to approximately 1533 square feet comprising five bedrooms with two internal showers, two en-suite shower rooms and a bathroom. There is a shared WC with a communal sitting/dining room, conservatory and kitchen. Outside is a front garden, low maintenance rear garden with pedestrian access to the rear and nearby communal parking. Further benefits include uPVC double glazing and gas radiator heating. (B/1533/M)

- Investor Purchase Only
- Licensed five bedroom HMO
- Two en-suite shower rooms
- Communal sitting/diner, kitchen and conservatory
- Gas radiator heating
- Low maintenance communal rear garden

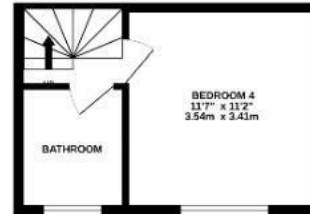




GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



SECOND FLOOR  
201 sq.ft. (18.7 sq.m.) approx.



FIRST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



THIRD FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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 as to their operability or efficiency can be given.  
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### 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.

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