



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## HMO - Regent Street, Kettering NN16

"Numbers That Add Up"

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## "Numbers That Add Up"

This freshly decorated five-bedroom HMO property presents a fantastic investment opportunity in a convenient location within walking distance of Kettering town centre, bus routes and a wealth of local amenities. Currently generating an annual gross income of £30,835, equating to £2569.5per calendar month. The accommodation is in excellent condition spread over two floors, featuring five bedrooms, one with ensuite and the remainder with access to a communal shower-room. The property has a generous kitchen with appliances, including integrated oven and electric hob. Gas central heating and UPVC double glazing ensure comfort and energy efficiency throughout. The property's layout is well-designed for shared living, with ample space and a low-maintenance garden perfect for relaxation.

**Kitchen** - 4.22m x 2.24m (13'10" x 7'4")

**Bedroom 1** - 5.31m x 3.45m (17'5" x 11'4")

**Bedroom 2** - 3.78m x 3.48m (12'5" x 11'5")

**Bedroom 3** - 3.63m x 3.45m (11'11" x 11'4")

**Bedroom 4** - 3.18m x 2.64m (10'5" x 8'8")

**Bedroom 5** - 2.82m x 2.69m (9'3" x 8'10")

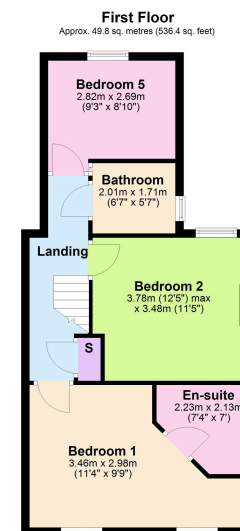
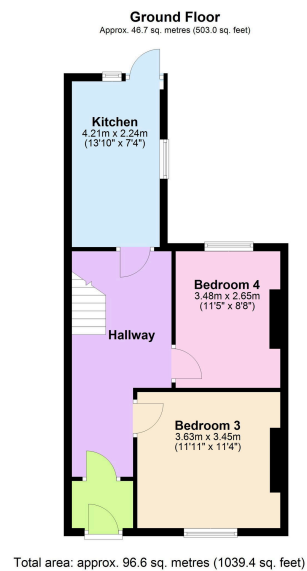
**Bathroom** - 2.01m x 1.7m (6'7" x 5'7")

**Ensuite** - 2.24m x 2.13m (7'4" x 7'0")





- Terraced
- 10.6% ROI
- Close To Transport
- EPC RATING: D
- HMO
- Investment Opportunity
- Recently Decorated
- COUNCIL TAX: A



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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