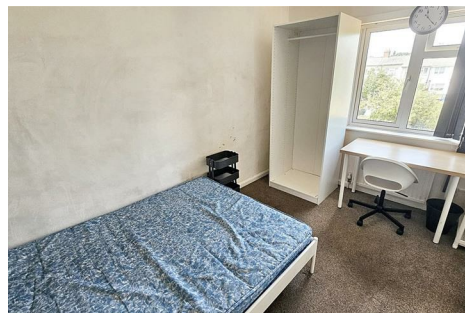


**160 London Road
Far Cotton
NORTHAMPTON
NN4 8AS**

Guide Price £280,000



- **5 BED HMO**
- **OPPOSITE DELAPRE ABBEY & GOLF COURSE**
- **CLOSE TO UNI**
- **UPVC DOUBLE GLAZED**
- **GARDENS**

- **SEMI DETACHED**
- **CLOSE TO TOWN CENTER**
- **GAS RADIATOR HEATING**
- **TWO BATHROOMS**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

*** Ideal Investment*** A 5 bedroom HMO situated close to Northampton town centre and Northampton Uni.

The accommodation comprises entrance hall, kitchen/communal room, five bedrooms, bathroom and shower room.

The property also benefits UPVC double glazing, gas radiator heating and gardens.

Ground Floor

Entrance Hall

Radiator, stairs to first floor landing, doors to:

Kitchen/Communal Room

15'2" x 14'5" (4.64 x 4.41)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, tiling above work surface, eye level cupboards, built in hob with extractor fan, oven, plumbing for washing machine, radiator, UPVC double glazed window to side and rear, door to side.

Bedroom

9'8" x 8'7" (2.97 x 2.62)

Radiator, UPVC double glazed window to front.

Bedroom

15'5" x 5'7" lead to 10'0" (4.70 x 1.72 lead to 3.07)

Radiator, UPVC door to rear.

Shower Room

Suite with corner shower cubicle, hand wash basin, low level w.c, tiled splash, radiator, UPVC window to side.

Toilet

Low level w.c.

First Floor

First Floor Landing

Wall mounted boiler, UPVC double glazed window to front.

Bedroom

12'11" x 12'2" (3.95 x 3.73)

Radiator, UPVC double glazed window to front.

Bedroom

13'1" x 12'1" (3.99 x 3.69)

Radiator, UPVC double glazed window to rear.

Bedroom

12'2" x 8'0" (3.72 x 2.44)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, hand wash basin, low level w.c, tiled splash backs, UPVC double glazed window to side.

Externally

Gardens

Large gardens to rear.

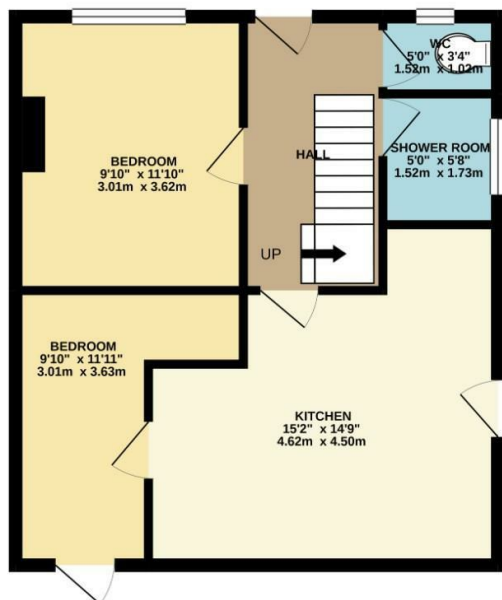
Agents Notes

Council Tax Band: B

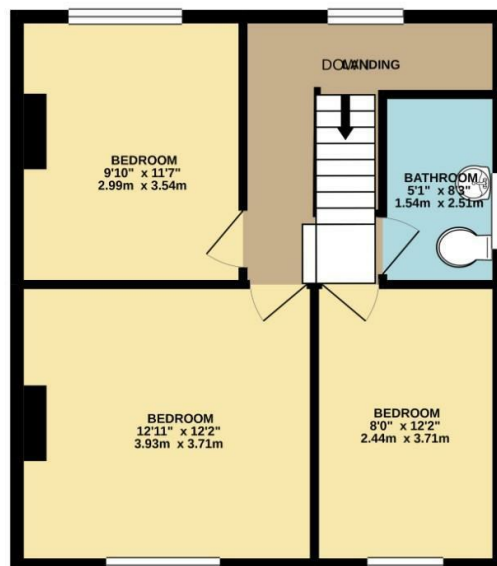




GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.

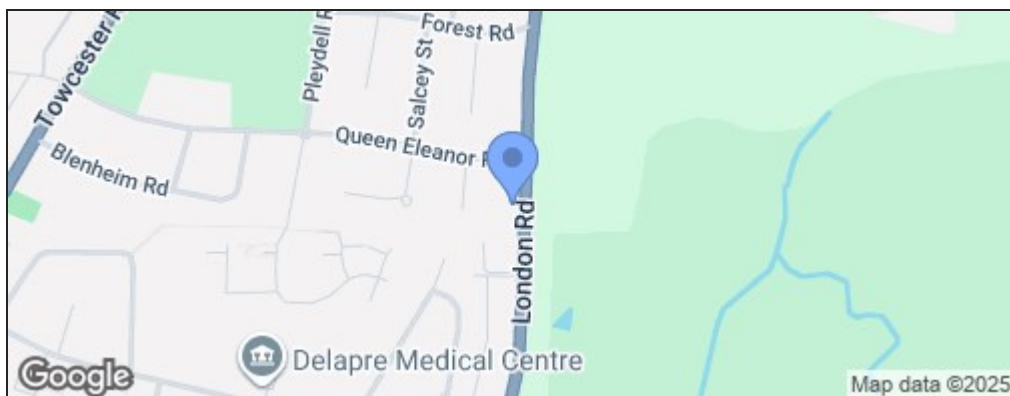


TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 | |
| | | 86 |
| | 75 | |



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.