Whites
ESTATE AGENTS

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Lutterworth Road, Northampton
Northamptonshire NN1 5JW



£282,500

Whites Estate Agents are pleased to offer this substantial five bedroom property situated on Lutterworth Road in the popular Abington area of Northampton. Currently vacant and benefiting from a current HMO licence for five occupants the property offers an excellent investment opportunity or the potential to be used as a spacious family home with two shower rooms.

Potential gross rental income of approximately £31,500 per annum based on an estimated £525 per room per calendar month, subject to full occupancy.

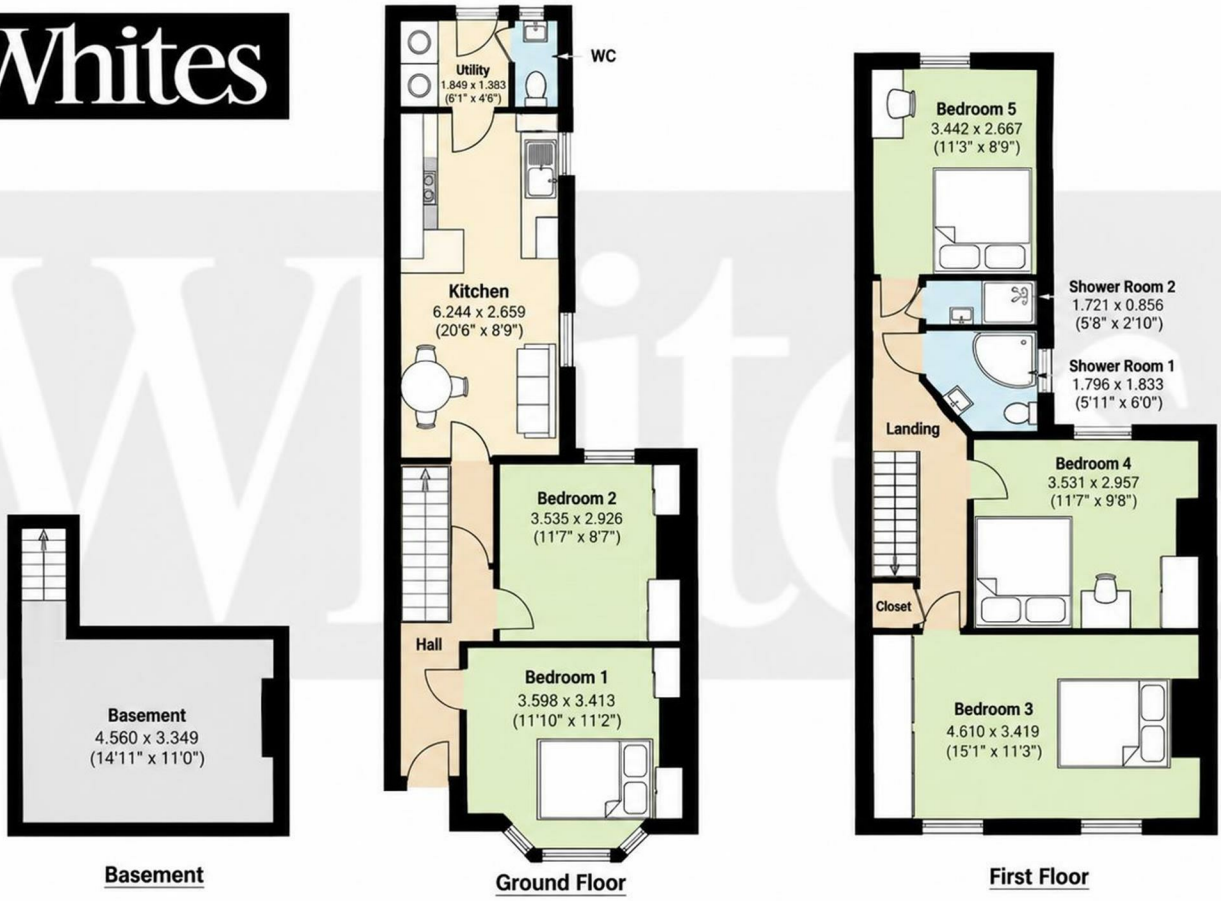
The accommodation comprises five bedrooms a modern fitted kitchen with communal living and dining area, two shower rooms, utility room and downstairs WC. Further benefits include a basement, rear garden, double glazing and gas central heating.

Conveniently located close to Northampton town centre, Abington Park, Wellingborough Road, Northampton General Hospital and the University of Northampton.

Offered freehold with vacant possession. The existing HMO licence is not transferable and purchasers wishing to continue operating the property as an HMO will need to apply for a new licence. Purchasers should make their own enquiries regarding licensing and any necessary planning permissions.

AI Image Disclaimer: Some labelled images have been digitally enhanced or AI generated for illustrative purposes and may show alternative furnishings or decorative finishes. These images may not accurately reflect the property's current condition. Prospective purchasers should refer to the original photographs and satisfy themselves as to the property's condition during a viewing.

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Bedroom measurements are at widest points and do not take into account chimney breasts.
This floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	