



3 Meeting Lane, Irthlingborough NN9 5SQ
£220,000

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Smartamove are pleased to offer for sale this fully modernised detached stone cottage which is currently a fully furnished three bedroom HMO. The property briefly comprises; entrance hall, fully equipped kitchen and three en-suite double bedrooms. Each room comes fully furnished, to include bed with mattress, bedside table, chest of drawers and wardrobe. Other benefits to this beautifully restored Pastors Cottage include being located within walking distance of local amenities and off road parking. The property is fully tenanted, with a rental income of £20,880 per annum and a rental yield of over 9%. The property is being offered with no upward chain and is an ideal investment purchase, Can be sold as a single dwelling or as an HMO, with or without tenants. The EPC is an E and council tax band is B.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	