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Byron Street, Poets Corner  
Northampton  
Northamptonshire, NN2 7JD

£210,000 - Offers Over Terraced



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley  
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## Property Summary

A nicely kept, licensed four person HMO, situated in the popular Poets Corner in Northampton a short distance from the town centre, with local amenities close by.

## Features & Utilities

- ✓ Licensed HMO
- ✓ Investment Opportunity
- ✓ Four Bedrooms
- ✓ One Bathroom
- ✓ Poets Corner Location
- ✓ No Upper Chain



## Property Overview

A nicely kept, licensed four person HMO, situated in the popular Poets Corner in Northampton a short distance from the town centre, with local amenities close by. Downstairs offers entrance hall, bedroom one, communal living space, kitchen and shower room. Upstairs offers three further bedrooms. Outside there is garden which is mainly laid to lawn. EPC Rating: D. Council Tax Band: B

### HALL

uPVC obscure glazed door fire door. Radiator. staircase rising to first floor landing. Door to:

### BEDROOM FOUR 3.14m x 3.22m (10'3" x 10'6")

uPVC double glazed window to front elevation. Radiator.

### LOUNGE 3.49m x 3.22m (11'5" x 10'6")

uPVC double glazed window to rear elevation. Radiator. TV point. Feature fireplace. Door to:

### KITCHEN 3.46m x 2.51m (11'4" x 8'2")

uPVC glazed door leading to rear garden. uPVC double glazed window to side elevation. A range of wall mounted and base level units with worksurface over. Space for white goods. Stainless steel sink and drainer. Door to:

### REAR LOBBY

Door to:

### BATHROOM

uPVC frosted glazed window to side elevation. Heated towel rail. A three piece suite comprising double shower cubicle, vanity wash hand basin and low level WC. Ideal combination boiler. Extractor fan.

### CELLAR 3.17m x 4.31m (10'4" x 14'1")

Power and light connected. Smart meters. RCD consumer unit.

### FIRST FLOOR LANDING

Access to loft space. Radiator. Built in storage.

### BEDROOM ONE 3.14m x 4.42m (10'3" x 14'6")

uPVC double glazed window to front elevation. Radiator. Built in storage cupboard.

**BEDROOM TWO 3.43m x 2.59m (11'3" x 8'5")**

uPVC double glazed window to front elevation. Radiator. Built in storage cupboard.

**BEDROOM THREE 3.46m x 2.36m (11'4" x 7'8")**

uPVC double glazed window to front elevation. Radiator.

**OUTSIDE****FRONT GARDEN**

Enclosed by brick wall. Steel fence. Steel gate.

**REAR GARDEN**

Enclosed by brick wall to sides and rear. Mainly laid to lawn. Concrete patio.

**DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

## MATERIAL INFORMATION

Type - Terraced

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band B

EPC Rating - D

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central Heating

Parking - No Parking Available

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years, No flood defences

Mining Risks - Ask Agent

Restrictions - Ask Agent

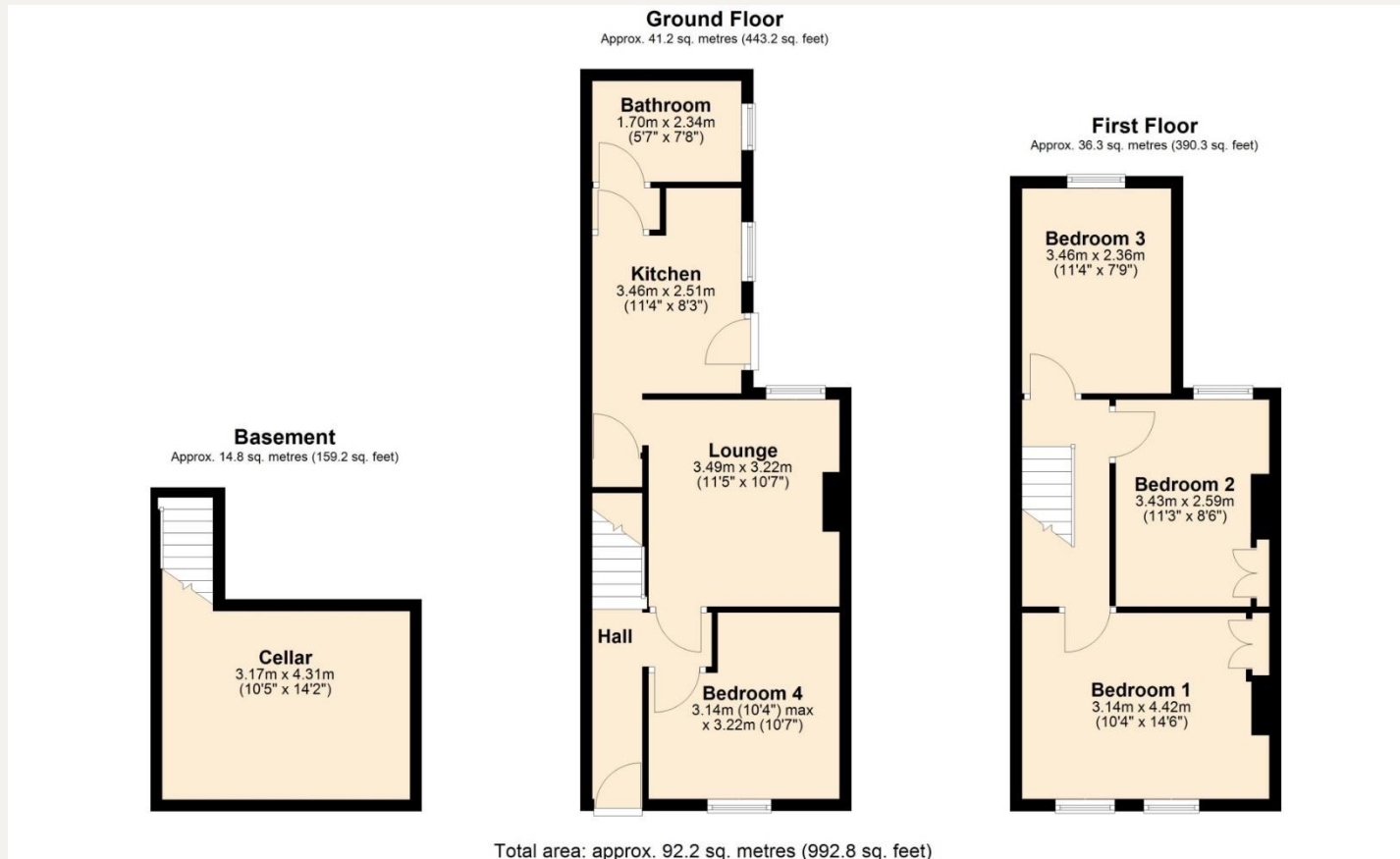
Obligations - No restrictions, No private right of way, No Public right of way

Rights and Easements - Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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