

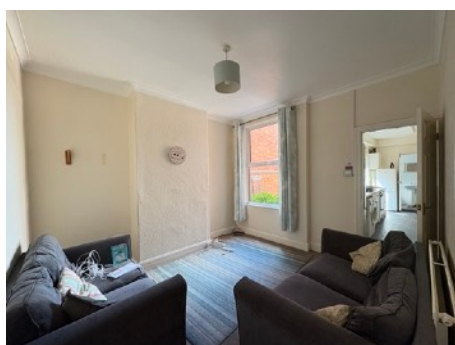


Good Choice are proud to offer for sale with NO UPPER CHAIN and vacant possession, this 4 bedroom licensed HMO situated in the popular area of Kingsthorpe, near to schools, parks and amenities.

Accommodation includes entrance hall, bedroom 4, living room, kitchen, shower room and cellar. To the first floor are three bedrooms and a bathroom. Outside are rear gardens. Other benefits include double glazing, gas central heating and side access. (B/100m2/S)

Key Features:

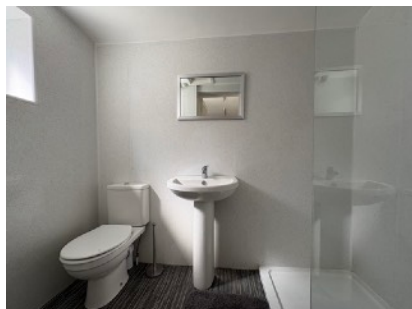
- NO UPPER CHAIN & VACANT POSSESSION
- FOUR BEDROOM LICENSED HMO
- THREE BEDROOMS UPSTAIRS - ONE BEDROOM DOWNSTAIRS
- SHOWER ROOM & BATHROOM
- LIVING ROOM
- LARGE KITCHEN
- EASY MAINTENANCE REAR GARDEN
- SIDE ACCESS
- DOUBLE GLAZING - GAS RADIATOR HEATING - CELLAR
- COUNCIL TAX BAND B



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Entrance Hall

Entered via a composite front door, radiator, stairs to the first floor and doors to bedroom 4 and living room.

Bedroom 4 3.18m x 3.2m (10'5 x 10'6)

Carpet, radiator, double glazed bay window to the front.

Living Room 3.57m x 3.35m (11'9 x 11')

Carpet, radiator, double glazed window to the rear and door to the kitchen.

Kitchen 5.64m x 2.38m (18'6 x 7'10)

Vinyl flooring, radiator, base and wall units, work surface, stainless steel sink and drainer, electric oven and hob, tiling to water sensitive areas, space for washing machine, fridge freezer and dryer. Double glazed window to the side, double glazed door to the side and doors to the shower room and cellar.

Shower Room 1.35m x 2.38m (4'5 x 7'10)

Vinyl flooring, dual flush WC, pedestal wash basin, shower cubicle with electric shower, radiator, extractor and double glazed window to the side.

Cellar

Storage only

First Floor Landing

Carpet and doors to:

Bathroom 2.21m x 1.57m (7'3 x 5'2)

Vinyl flooring, dual flush WC, bath with electric shower over, pedestal wash basin, radiator, tiling to water sensitive areas, extractor and double glazed window to the side.

Bedroom 1 2.57m x 4.22m (8'5 x 13'10)

Carpet, two double glazed windows to the front and radiator.

Bedroom 2 3.6m x 2.55m (11'10 x 8'4)

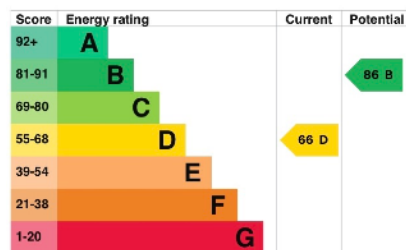
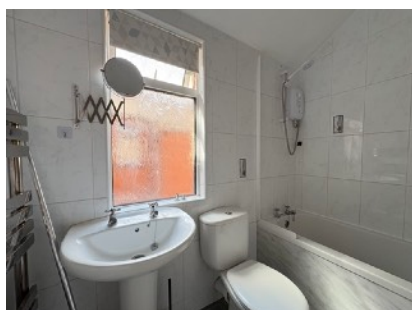
Carpet, double glazed window to the rear and radiator.

Bedroom 3 3.35m x 2.42m (11' x 7'11)

Carpet, radiator, double glazed window to the rear, fitted wardrobes.

Rear Garden

Wall enclosed, easy maintenance gravelled area and gated shared side access.



The graph shows this property's current and potential energy rating.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.