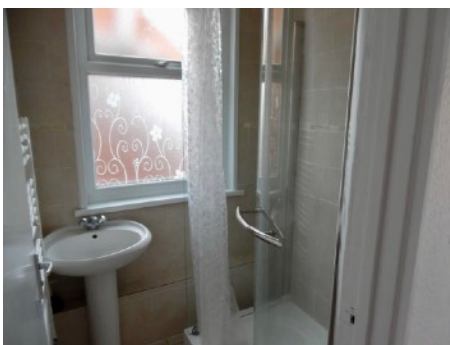




Good Choice are proud to offer for sale with VACANT POSSESSION this four bedroom licensed HMO (house of multiple occupancy), situated in the popular area of Abington, near to the high street shops, bars, restaurants, Abington Park, Northampton General Hospital, University campus and the town centre.

Accommodation includes entrance hall, living room, kitchen, shower room, WC and bedroom, with three further bedrooms on the first floor. Low maintenance rear garden. Other benefits include double glazing, gas radiator heating and a cellar. (C/89m2/S)



Key Features:

- HMO (house of multiple occupancy) Licensed til 2028
- VACANT POSSESSION
- FOUR BEDROOMS
- LIVING ROOM & KITCHEN
- SHOWER ROOM & WC
- COMPLIANT PROPERTY
- DOUBLE GLAZING - GAS CENTRAL HEATING
- EASY MAINTENANCE SOUTH FACING REAR GARDEN
- NEAR TO HIGH STREET - TOWN CENTRE - UNI CAMPUS - HOSPITAL
- ROOMS LET FOR £585 pcm (inc bills) £2,340 TOTAL pcm
- COUNCIL TAX BAND B

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For more property information please see the 'Property Description' page on the Rightmove advert. *"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."*



Entrance Hall

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

Bedroom 4 3.11m x 3.77m (10'2 x 11'1)
Carpet, radiator and double glazed bay window to the front.

Living Room 3.60m x 3.43m (11'10 x 11'3)
Stripped floorboards, decorative fireplace, radiator, double glazed window to the rear, TV point and door to the kitchen.



Kitchen 3.28m x 2.42m (10'9 x 7'11)
Vinyl flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, space for a washing machine, tall fridge freezer and under counter fridge, fitted electric oven/hob, double glazed window to the side, radiator and opening to the inner hall.

Inner Hall
Vinyl flooring, radiator, door to the shower room and door to the lobby.

Shower Room 1.55m x 1.45m (5'1 x 4'9)
Tiled flooring, pedestal wash basin, shower cubicle, electric shower, radiator, double glazed window to the side and tiling to water sensitive areas.

Lobby
Door to the WC and door to the rear garden.

WC 0.85m x 1.49m (2'9 x 4'11)
Tiled flooring, dual flush WC and window to the rear.

First Floor Landing
Carpet, double glazed window to the side, cupboard, loft access and doors to:

Bedroom 1 3.06m x 4.35m (10' x 14'3)
Carpet, two double glazed windows to the front, radiator and decorative fireplace.

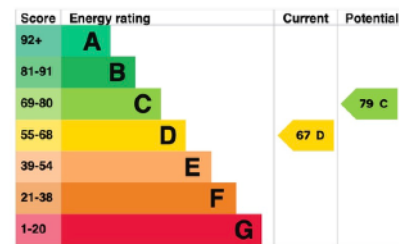
Bedroom 2 3.6m x 2.6m (11'10 x 8'6)
Carpet, double glazed window to the rear, decorative fireplace and radiator.

Bedroom 3 4.41m x 2.43m (14'6 x 8')
Carpet, radiator and double glazed window to the rear.

Rear Garden
South facing, fence and wall enclosed and low maintenance seating area.

Agent's Notes:
The property is compliant with the HMO Licence regarding ALL requirements and can be sold complete with furniture and all appliances.

Rooms let for £585 pcm (inc bills) £2,340 pcm total



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.