

# ST. PAULS ROAD, NORTHAMPTON, NN2

£340,000 | 6 Bed House - Mid Terrace

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this well maintained and fully licensed six bedroom house of multiple occupancy. The property is located within walking distance of Northampton town centre and train station. The accommodation briefly comprises entrance hall, communal sitting room, bedroom one, kitchen/diner, shower room, cellar, first floor landing, bedrooms two, three four & five, cloakroom, second floor landing, bedroom six with en-suite shower room and a communal bathroom. The property further benefits from gas radiator central heating, part double glazing and a rear garden. In our opinion, the property has the potential to generate a gross annual income of approximately £37,000, which would produce a gross yield of approximately 11%.

Please note that HMO licences are not transferrable and any new owner will need to re-apply for their own licence after completion of the sale.

- Six Bedrooms
- Licensed HMO
- Three Storey House
- Ground Floor Shower Room
- Large Kitchen
- Communal Sitting Room
- En-Suite To One Bedroom
- Communal Bathroom
- First Floor Separate W.C
- Cellar

**Draft Details.**

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

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>67</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

