



Knox Road, Wellingborough NN8 1HW

£220,000

- Investment Opportunity
- Fully Tenanted
- Gas Radiator Central Heating
- Four Bedroom HMO
- Fully Furnished
- UPVC Double Glazing
- 11.48% Yield At Asking Price
- Over 25k Rental Income Per Annum



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Smartamove are pleased to offer for sale this buy to let investment which is a fully tenanted four bedroom HMO located in the town centre of Wellingborough. The property briefly comprises of; Entrance hall, downstairs double bedroom, communal living room, fitted kitchen with built in two hobs and two ovens and all appliances and downstairs WC. To the first floor there is two refitted shower rooms and one double bedroom and there is a further two double bedrooms on the second floor. The property also boasts front and rear gardens and a cellar. Further benefits include all furnishings, gas radiator central heating and upvc double glazing. The per annum rental income is £25,260 giving a gross rental yield of 11.48% at asking price, before expenses. Due to the tenancies currently held by the occupants the property is only available to investors looking to continue its usage as a HMO. The EPC rating is D and council tax band is B.



Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
101-110 A			101-110 A		
81-100 B			111-120 B		
61-80 C			121-130 C		
41-60 D			131-140 D		
21-40 E			141-150 E		
1-20 F			151-160 F		
0-20 G			161-170 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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