114 Southampton Road
Far Cotton
£212,500

Freehold

Good Choice are proud to offer for sale with NO UPPER CHAIN & VACANT POSSESSION this licensed HMO (house of multiple occupancy), situated in the popular area of Far Cotton, near to Northampton university, town centre, train station, high street and major road links.

Accommodation includes entrance hall, living room, kitchen, bathroom and bedroom four. To the first floor are three bedrooms. Outside is a rear garden. Fully compliant property. Double glazing and gas central heating. (B/84m2/S)

Key Features:

- NO UPPER CHAIN - VACANT POSSESSION
- LICENSED HMO til 2030
- FOUR DOUBLE BEDROOMS
- IDEAL FOR PROFESSIONALS OR STUDENTS
- FULLY COMPLIANT
- REAR GARDENS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- NEAR TO NORTHAMPTON UNIVERSITY, TOWN CENTRE, TRAIN STATION, HIGH STREET & MAJOR ROAD LINKS
- EPC RATING D
- COUNCIL TAX BAND A
- ROOMS LET AT £500-550 pcm (INC BILLS) - £2,100 pcm TOTAL

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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.*"

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

Entrance Hall
Timber front door, wood laminate flooring, radiator, stairs to the first floor and doors to:

Bedroom 4 3.27m x 3.24m (10'9 x 10'8)
Carpet, radiator and double glazed window to the front.

Living Room 3.46m x 3.41m (11'4 x 11'2)
Caret, radiator, double glazed window to the rear and door to the kitchen.

Kitchen 3.63m x 2.38m (11'11 x 7'10)
Tiled flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, space for a washing machine, gas cooker and fridge freezer. Extractor, boiler, tiling to water sensitive areas, double glazed window to the side, walk in cupboard and door to the lobby.

Lobby 0.75m x 2.57m (2'6 x 8'5)
Double glazed door to the garden and door to the bathroom.

Bathroom 1.91m x 2.39m (6'3 x 7'10)
Tiled flooring, bath with shower over, pedestal wash basin, dual flush WC, radiator, double glazed window to the rear and extractor.

First Floor Landing
Carpet, loft access, cupboard and doors to:

Bedroom 1 3.21m x 4.3m (10'6 x 14'1)
Carpet, two double glazed windows to the front and radiator.

Bedroom 2 3.5m x 2.7m (11'6 x 8'10)
Carpet, double glazed window to the rear and radiator.

Bedroom 3 3.51m x 2.42m (11'6 x 7'11)
Carpet, double glazed window to the rear and radiator.

Rear Garden
Fence/wall enclosed, mainly laid to lawn with patio seating area and outside tap.

Agent's Notes:

The property is compliant with the HMO Licence regarding ALL requirements.

Rooms currently let at approx £500-550 pcm INC BILLS (approx £2,100 pcm total)

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