



Connells

Pembroke Road
Northampton

Pembroke Road Northampton NN5 7ER

for sale offers over
£280,000



Property Description

An Outstanding Investment Opportunity – Prime HMO with High Yield Potential.

Connells are delighted to bring to the market this well-maintained, fully licensed 4-bedroom House in Multiple Occupation (HMO). Ideally positioned for high tenant demand, the property is located within close distance of Northampton Town Centre and the mainline train station, making it perfect for commuters and professionals.

The ground floor features a welcoming entrance hall, a communal sitting room, a spacious kitchen/diner, one double bedroom, two shower rooms, and a separate WC. The first floor comprises three further bedrooms and a modern communal bathroom.

Investment Highlights:

Yield: With an estimated gross annual income of £26,400, this property presents a gross yield of approximately 9.42%.

Convenience: Sold with No Onward Chain for a hassle-free transaction.

Future Potential: The property benefits from a generous rear garden, offering potential for further extension (subject to the necessary planning permissions).

Specifications: Gas radiator central heating and double glazing throughout.

Note: HMO licenses are not transferable. The incoming purchaser will be required to re-apply for their own license following completion.

This is a rare opportunity to secure a high-performing asset in a sought-after rental hotspot.

Entrance Hall

Enter via double glazed door to the front aspect. Storage cupboard. Fuse board and gas meter.

Study

Double glazed window to the front aspect. Wall mounted radiator.

Cloakroom

Wash hand basin and low level WC. Extractor fan.

Dining Room

Double glazed window to the front aspect. Storage cupboard. Wall mounted radiator.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Space for white goods. Double glazed window to the rear aspect. Double glazed window and door to the side aspect.

Bedroom One

Double glazed window to the rear aspect.
Wall mounted radiator.

Bathroom One

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator.

Bathroom Two

Shower cubicle, electric fan. Wall mounted radiator.

Bathroom Three

Shower cubicle wash hand basin and low level WC. Double glazed window to the front aspect.

Landing

Double glazed window to the front aspect.

Bedroom Two

Double glazed window to the rear aspect.
Wall mounted radiator.

En Suite

Shower cubicle, Wash hand basin and low level WC.

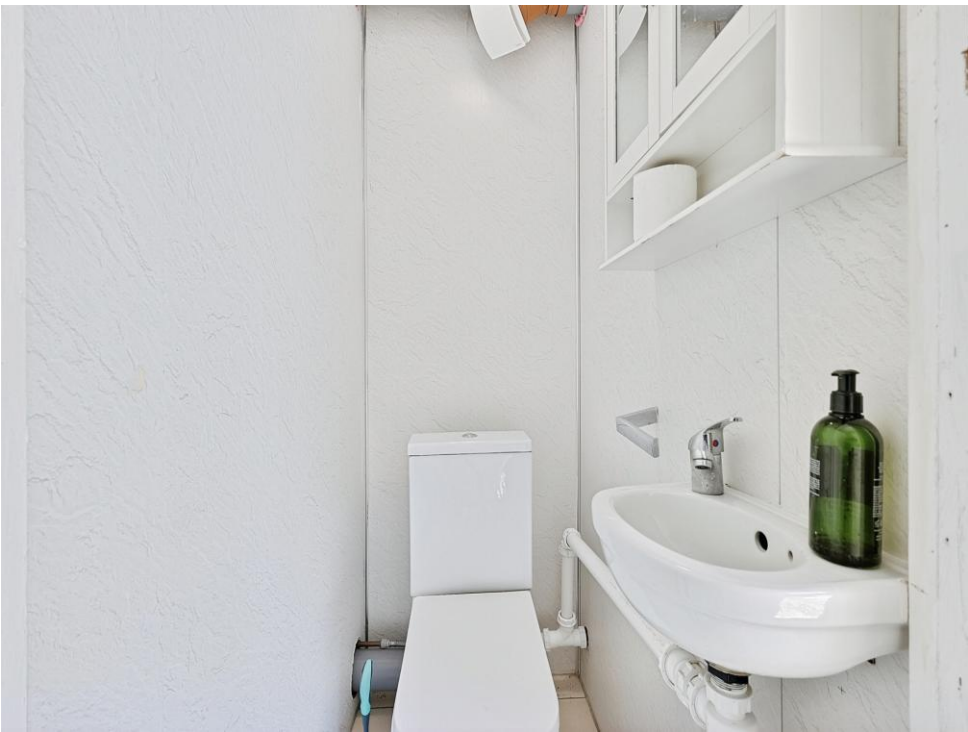
Bedroom Three

Double glazed window to the rear aspect.
Two storage cupboards. Chimney breast.
Wall mounted radiator.

Bedroom Four

Double glazed window to the front aspect.
Wall mounted radiator.

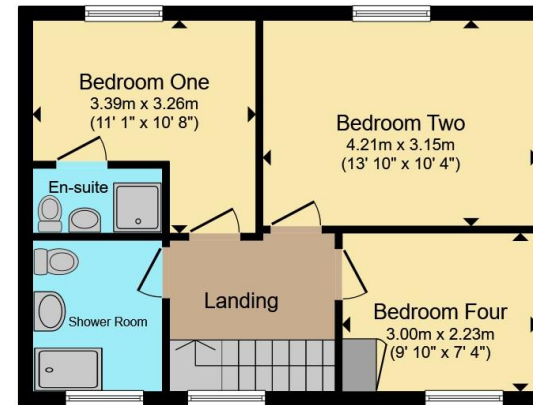








Ground Floor



First Floor

Total floor area 99.9 m² (1,075 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/NHT415363



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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