



Good Choice are proud to offer for sale with NO UPPER CHAIN this vacant, terraced property - and licensed HMO - situated in Semilong close to Northampton train station and town centre.

Accommodation includes an entrance hall, living room/bedroom 3, lounge and kitchen. To the first floor are two bedrooms and a family bathroom. Outside is a rear garden. Other benefits include double glazing, gas radiator heating and a cellar. (C/66m2/S)

Key Features:

- NO UPPER CHAIN - VACANT POSSESSION
- THREE BEDROOM LICENSED HMO
- TWO BEDROOMS UPSTAIRS - ONE BEDROOM DOWNSTAIRS
- BATHROOM UPSTAIRS
- KITCHEN
- REAR GARDEN
- CELLAR
- DOUBLE GLAZING & GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- NEAR TO NORTHAMPTON TRAIN STATION & TOWN CENTRE



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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 double glazed front door, wood laminate flooring, radiator, stairs to the first floor, doors leading to:

Living Room / Bedroom 3 3.18m x 2.95m (10'5 x 9'8)

Carpet, double glazed window to the front, picture rail and radiator.

Lounge 3.44m x 2.92m (11'3 x 9'7)

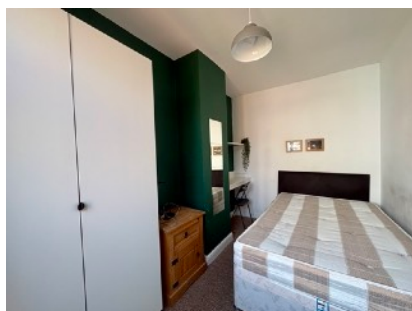
Wood laminate flooring, radiator, double glazed window to the rear, feature fireplace, picture rail and opening to the kitchen.

Kitchen 3.33m x 1.69m (10'11 x 5'7)

Tiled flooring, base and wall units, worktop, stainless steel sink and drainer, extractor, tiling to water sensitive areas, space for an electric cooker, fridge freezer, under counter fridge and washing machine, double glazed window and door to the side. Door to the cellar.

Cellar

Basic storage only.

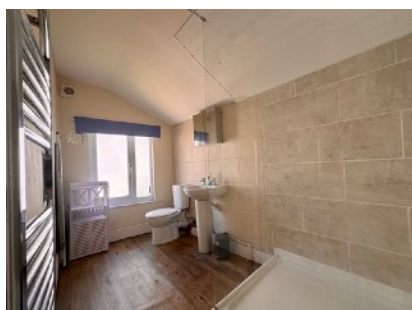


First Floor Landing

Carpet, loft access and doors to:

Bathroom 3.59m x 1.67m (11'9 x 5'6)

Vinyl flooring, dual flush WC, pedestal wash basin, shower cubicle with electric shower, radiator, extractor and double glazed window to the rear.



Bedroom 1 3.16m x 3.88m (10'4 x 12'9)

Carpet, double glazed window to the front and radiator.

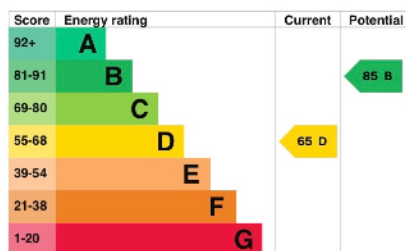
Bedroom 2 3m x 2.9m (9'8 x 9'5)

Carpet, double glazed window to the rear and radiator.



Rear Garden

Fence enclosed, laid to artificial lawn.



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.