



Meeting Lane, Irthlingborough NN9 5SQ

£220,000

- Great Investment
- Fully Furnished
- Over 9% Rental Yield
- Fully Occupied HMO
- No Chain
- Detached Stone Cottage
- Recently Renovated



Call 01933 423 983

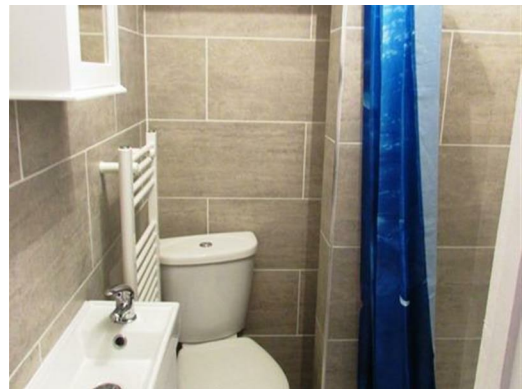
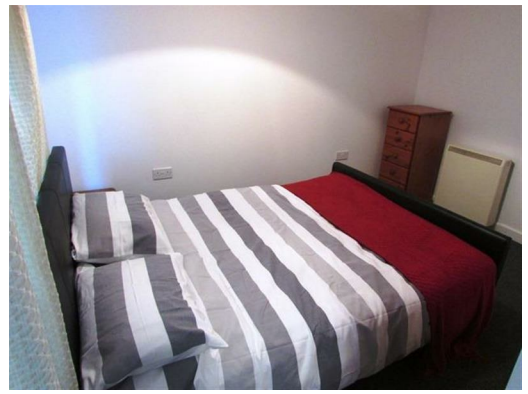
[www.smartamove.co.uk](http://www.smartamove.co.uk)



Like us on  
**Facebook**

# Meeting Lane, Irthlingborough NN9 5SQ

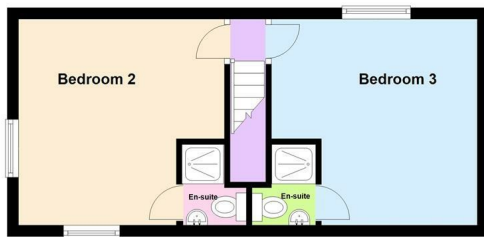
Smartamove are pleased to offer for sale this fully modernised detached stone cottage which is currently a fully furnished three bedroom HMO. The property briefly comprises; entrance hall, fully equipped kitchen and three en-suite double bedrooms. Each room comes fully furnished, to include bed with mattress, bedside table, chest of drawers and wardrobe. Other benefits to this beautifully restored Pastors Cottage include being located within walking distance of local amenities and off road parking. The property is fully tenanted, with a rental income of £20,880 per annum and a rental yield of over 9%. The property is being offered with no upward chain and is an ideal investment purchase, Can be sold as a single dwelling or as an HMO, with or without tenants. The EPC is an E and council tax band is B.



Ground Floor



First Floor



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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		20-35 A	
81-91 B		36-50 B	
69-80 C		51-65 C	
55-68 D		66-80 D	
39-54 E		81-95 E	
21-38 F		96-120 F	
1-20 G		121-150 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SmartaMove Ltd, 4 Burystead Place, Wellingborough, Northants, NN8 1AH

tel: 01933 423 983

email: info@smartamove.co.uk