



5 Bondfield Avenue
Northampton, NN2 7RD



Derran Dooley

Partnered With

Simpsons
Property Experts



An excellent opportunity to purchase a fully licensed six-bedroom HMO property, located along a quiet residential road in the popular Kingsthorpe area of Northampton, NN2. Having been successfully let to working professionals for a number of years, the property offers an attractive, ready-made investment opportunity with an established rental income of approximately £36,000 per annum.

The property is available with the existing tenants in situ or with vacant possession, depending on the buyer's requirements, providing flexibility for both investors and those considering the home for their own residential use.

For investors, this presents a fantastic opportunity to acquire an established HMO with a proven rental history, offering the potential for immediate rental income without the need to source new tenants.

Alternatively, the property could appeal to larger families looking for a substantial six-bedroom home in an established residential location.

Further benefits include uPVC double glazing throughout, gas central heating with a replacement boiler installed approximately two years ago, and an Electrical Installation Condition Report (EICR) completed in 2023, with the next inspection due in 2028.

Outside, the property enjoys generous yet manageable gardens to both the front and rear, alongside a private driveway providing off-road parking.

Kingsthorpe remains a popular residential area of Northampton, offering a wide range of local shops, supermarkets, schools and everyday amenities. Northampton town centre is also within easy reach.

Whether you're an investor looking to add an established, income-producing HMO to your portfolio or a buyer seeking a substantial family home, this property offers an excellent opportunity in a convenient NN2 location.

EPC RATING - C
COUNCIL TAX BAND - B

 6  2  1

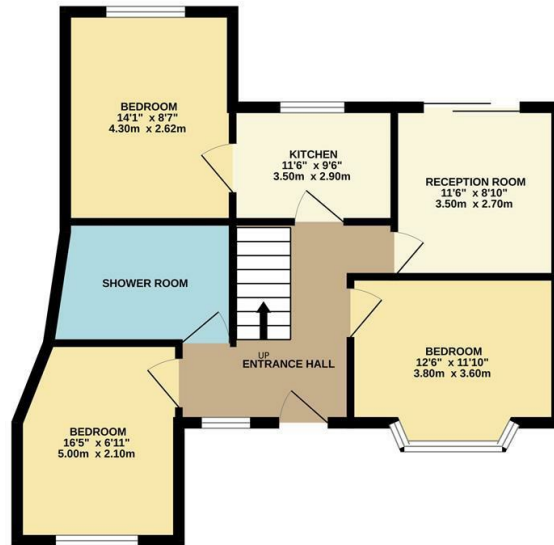
£300,000



An excellent turnkey investment opportunity for landlords looking to expand their property portfolio with an established, fully licensed six-bedroom HMO. Generating approximately £36,000 per annum in rental income, the property offers an attractive income-producing investment with a proven rental history and the option to retain the existing tenants. With an established professional tenant market, six lettable bedrooms and a convenient Kingsthorpe location, this is a fantastic opportunity for investors seeking a property with immediate income potential.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1270sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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