

Colwyn Road, Northampton Northamptonshire NN1 3PU



Asking Price £335,000

Fantastic opportunity. Licenced six bedroom HMO, realistically priced, located in the Mounts close to Northampton Town Centre. This four storey property is arranged over Four Floors. Enter on the ground floor, which has two generous bedrooms, separate w.c and a kitchen/dining room which overlooks the Racecourse park. The First Floor has the living room to the rear, bathroom and a separate shower room. The Top Floor has two further bedrooms. The Lower Ground Floor Utility Room has natural light, secondary means of escape and the potential to create an ensuite shower room as it has an existing W/C. This area could easily become Bedroom 7 (subject to necessary consents) which would add an additional £7000 to the gross annual income. The property is currently under let with potential to increase to £39000 and with the extra Basement Room this would potentially be £46600. This house is an ideal investment.

Basement

Storage Room

14'6" x 10'7" (4.44 x 3.23)



Utility Room

14'6" x 11'5" (4.44 x 3.50)

Ground Floor



Bedroom 1 (Front)

10'5" x 10'7" (3.20 x 3.23)

Bedroom 2 (Rear)

8'6" x 11'10" (2.60 x 3.61)



Kitchen/Diner (Rear)
9'6" x 22'11" (2.90 x 6.99)





First Floor Bedroom 3 (Rear)
8'6" x 11'10" (2.60 x 3.61)



Bedroom 4 (Front)
8'6" x 10'7" (2.60 x 3.23)



Bathroom



Sitting Room (Rear)
9'6" x 16'9" (2.90 x 5.13)



Second Floor Bedroom 5 (Rear)

8'6" x 11'10" (2.60 x 3.61)



Bedroom 6 (Front)

14'5" x 10'7" (4.40 x 3.23)

Agents Note

This property benefits from a current HMO licence for 6
5 Year Electrical Certificate
Gas Safety Certificate

89 Colwyn Road , Northampton NN1 3PU



Total Area: 168.7 m² ... 1816 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	