



THE ESTATE AGENTS  
1977



**Colwyn Road, Northampton, Northampton, Northamptonshire NN1 3PX**  
**Offers Over £350,000 - Freehold**

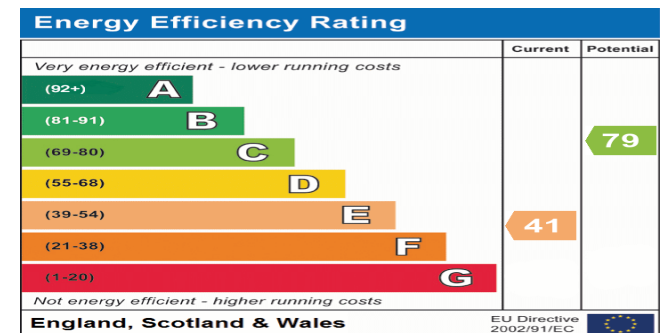


## PROPERTY DESCRIPTION

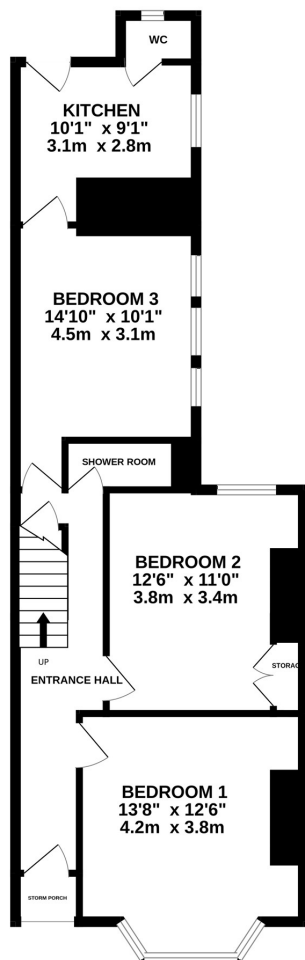
The Estate Agents are pleased to offer to the market this seven bedroom licenced HMO in a sought after area of The Mounts, next to the Racecourse. The accommodation is spread over three floors of this imposing Victorian property and briefly comprises; entrance hall, bedroom one with kitchenette, bedroom two with kitchenette, bedroom three has its own kitchen and WC, also on the ground floor is a shower room. On the first floor there's a shower room with two toilets and three further bedrooms all with kitchenettes. The seventh room with kitchenette occupies the top floor. The property also benefits from a cellar and generous rear garden.

## POINTS OF INTEREST

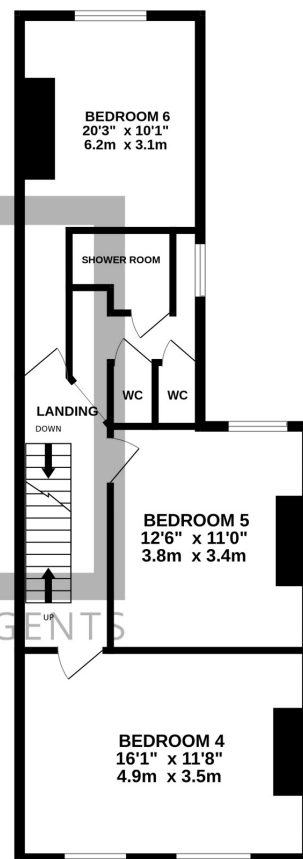
- Seven Bedroom House Of Multiple Occupancy
- Recently Undergone A Full Refurbishment
- All Rooms With Kitchenettes
- Sought After Location
- Cellar
- Close To Northampton Racecourse
- Earning Potential Around £50,000 Per Annum
- Bedroom 5 Requires Finishing And Has Potential For An En Suite And Kitchenette
- Fantastic Investment Opportunity



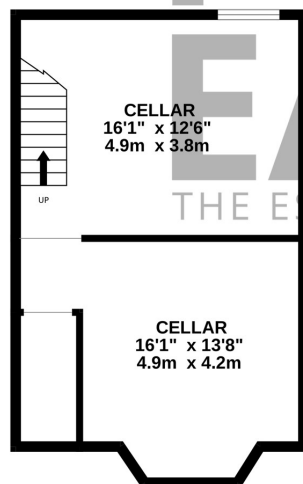
GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



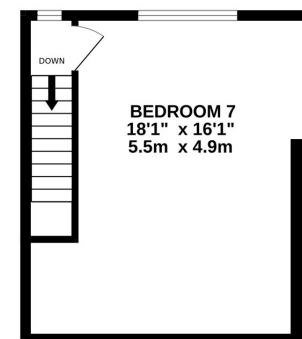
1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



BASEMENT  
402 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.

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