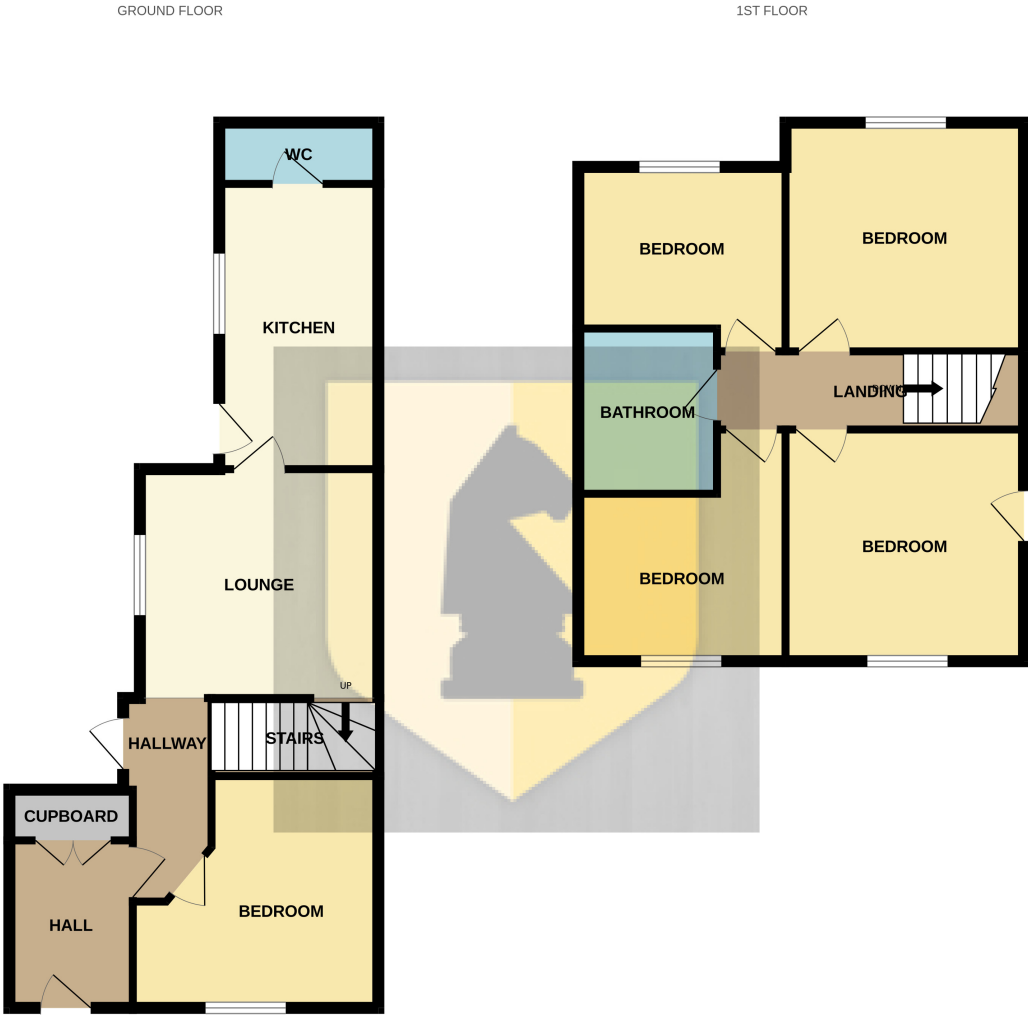


Make the right move!



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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92 St Leonards Road, Northampton. NN4 8DW. £235,000 Freehold

*** HMO Investment Opportunity*** Edward Knight Estate Agents are delighted to offer to the market this excellent five bedroom mid terrace property in the ever popular Delapre area of Northampton. The property is ideally located for shops, bus routes, parks, town centre and the new University of Northampton. In brief the property comprises: entrance hall, bedroom five, living room, kitchen/breakfast room and a cloakroom. To the first floor, landing, four further bedrooms and a shared bathroom. This excellent investment opportunity is currently vacant. The potential total annual gross income of £25,850.

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

First Floor

Entrance Hall

Entry via hardwood door. Built in storage. Opening into:

Hallway

Storage cupboard. Door leading to the rear garden. Doors into:

Bedroom Five

12' 10" x 10' 3" (3.91m x 3.12m) Double glazed bay window to the front aspect. Radiator.

Living Room

11' 10" x 11' 5" (3.61m x 3.48m) Window to the side aspect. Double glazed window to the rear aspect. Radiator. Feature fireplace. Stairs leading to the first floor. Door into:

Kitchen/Breakfast Room

13' 6" x 7' 9" (4.11m x 2.36m)

Cloakroom

Two piece suite comprising: Low flush Wc. Wall mounted sink. Wall mounted boiler. Space and plumbing for washing machine.

First Floor

Landing

Doors into:

Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m) Double glazed window to the front aspect. Radiator.

Bedroom Two

11' 10" x 10' 11" (3.61m x 3.33m) Double glazed window to the rear aspect. Radiator. Built in wardrobe.

Bedroom Three

10' 2" x 7' 9" (3.10m x 2.36m) Double glazed window to the rear aspect. Radiator.

Bedroom Four

10' 8" x 10' 2" (3.25m x 3.10m) Double glazed window to the front aspect. Radiator.

Bathroom

Four piece suite comprising: Low flush Wc. Wash hand basin. Freestanding roll top bath. Enclosed shower cubicle. Chrome heated towel rail.

Externally

Front Garden

Low rise wall with gravel area and mature shrubs to the side.

Rear Garden

