



www.jacksongrundy.com

# Bruce Street, St James, NN5 5BQ

£240,000 Terraced



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122  
Email Us northampton@jacksongrundy.co.uk



## Property Summary

A NICELY KEPT, LICENSED FOUR PERSON, THREE HOUSEHOLD, HMO, SITUATED WITHIN THE NN5 ST JAMES AREA OF NORTHAMPTON, LESS THAN ONE MILE WALK FROM THE RAILWAY STATION AND TOWN CENTRE WITH LOCAL AMENITIES CLOSE BY.

Entrance is via an electronic coded door adding extra security to the communal entrance hall with stylish, exposed brickwork to dado height, communal fitted kitchen with separate utility area behind, one ground floor bedroom for two persons with its own shower room, stairs to landing serving one further double room with its own shower room and a further bedroom and a separate wash room with shower and WC.

Outside there is a low maintenance, walled, courtyard style garden at the rear.

The house is finished to a high standard and extremely well kept and would make a perfect entry point for those seeking their first HMO or for those looking to add to an existing portfolio.

The licence ref No. is WK/202511021 and allows for a maximum of four persons over three households. It currently has three tenants in situ generating £2140pcm which could increase if it went to four persons.

EPC Rating: E Council Tax Band: B



**Jackson Grundy Estate Agents - Northampton**

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

**Call Us** 01604 633122

**Email Us** [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)





## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd

Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Northampton**

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

**Call Us** 01604 633122

**Email Us** [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)

