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Byron Street, Poets Corner, NN2 7JD

£240,000 Terraced

4 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A nicely kept, licensed four person HMO, situated in the popular Poets Corner in Northampton a short distance from the town centre, with local amenities close by.

Features & Utilities

- ✓ Licensed HMO
- ✓ Investment Opportunity
- ✓ Four Bedrooms
- ✓ One Bathroom
- ✓ Poets Corner Location
- ✓ No Upper Chain



Property Overview

A nicely kept, licensed four person HMO, situated in the popular Poets Corner in Northampton a short distance from the town centre, with local amenities close by. Downstairs offers entrance hall, bedroom one, communal living space, kitchen and shower room. Upstairs offers three further bedrooms. Outside there is garden which is mainly laid to lawn. EPC Rating: D. Council Tax Band: B

HALL

uPVC obscure glazed door fire door. Radiator. staircase rising to first floor landing. Door to:

BEDROOM FOUR 3.14m x 3.22m (10'3" x 10'6")

uPVC double glazed window to front elevation. Radiator.

LOUNGE 3.49m x 3.22m (11'5" x 10'6")

uPVC double glazed window to rear elevation. Radiator. TV point. Feature fireplace. Door to:

KITCHEN 3.46m x 2.51m (11'4" x 8'2")

uPVC glazed door leading to rear garden. uPVC double glazed window to side elevation. A range of wall mounted and base level units with worksurface over. Space for white goods. Stainless steel sink and drainer. Door to:

REAR LOBBY

Door to:

BATHROOM

uPVC frosted glazed window to side elevation. Heated towel rail. A three piece suite comprising double shower cubicle, vanity wash hand basin and low level WC. Ideal combination boiler. Extractor fan.

CELLAR 3.17m x 4.31m (10'4" x 14'1")

Power and light connected. Smart meters. RCD consumer unit.

FIRST FLOOR LANDING

Access to loft space. Radiator. Built in storage.

BEDROOM ONE 3.14m x 4.42m (10'3" x 14'6")

uPVC double glazed window to front elevation. Radiator. Built in storage cupboard.

BEDROOM TWO 3.43m x 2.59m (11'3" x 8'5")

uPVC double glazed window to front elevation. Radiator. Built in storage cupboard.

BEDROOM THREE 3.46m x 2.36m (11'4" x 7'8")

uPVC double glazed window to front elevation. Radiator.

OUTSIDE

FRONT GARDEN

Enclosed by brick wall. Steel fence. Steel gate.

REAR GARDEN

Enclosed by brick wall to sides and rear. Mainly laid to lawn. Concrete patio.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B
EPC Rating – D
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – No Parking Available
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

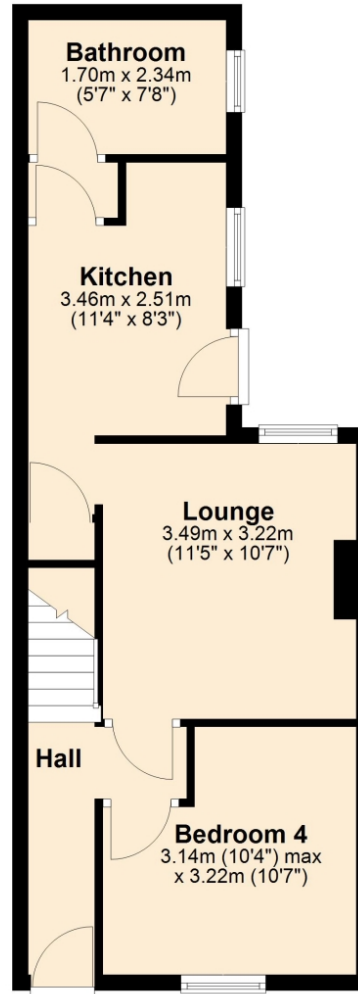
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

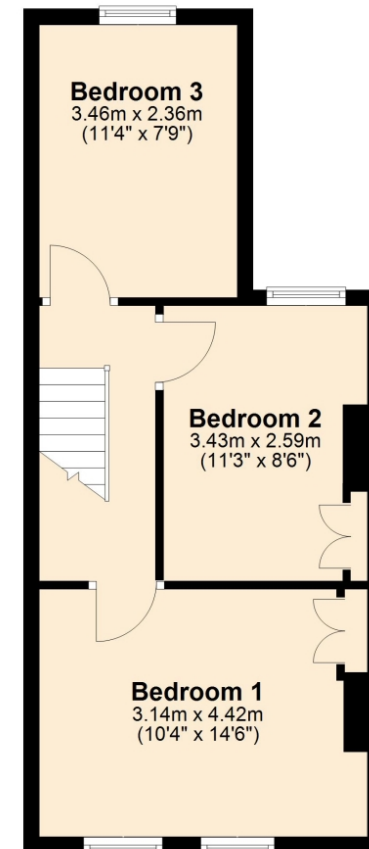
Ground Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



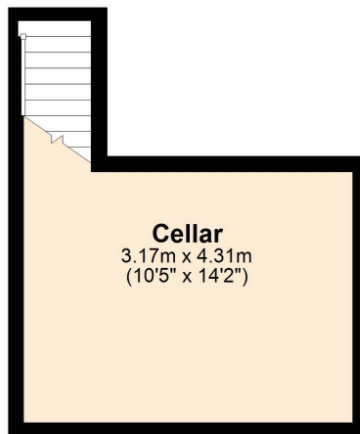
First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Basement

Approx. 14.8 sq. metres (159.2 sq. feet)



Total area: approx. 92.2 sq. metres (992.8 sq. feet)



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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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