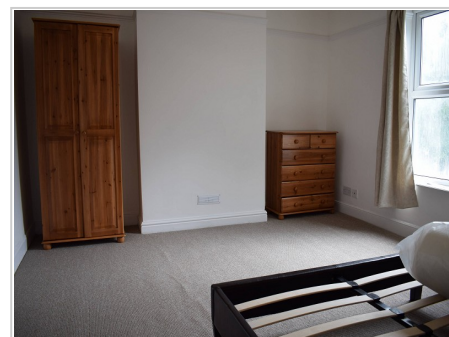
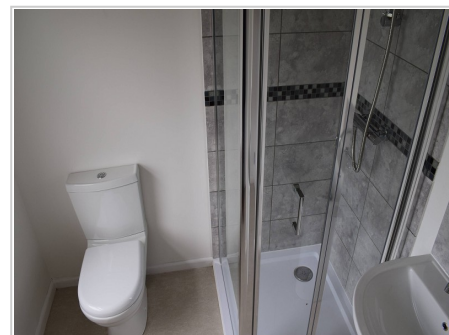


7 Finedon Road
Wellingborough
Northamptonshire.
NN8 4EB

249,995



- CALLING ALL INVESTORS
- LICENSED HMO
- FULLY REFURBISHED
- FIVE BEDROOMS
- NO UPWARD CHAIN
- THREE FLOORS
- TWO BATHROOMS
- DOUBLE GLAZED WINDOWS
- GAS RADIATOR HEATING

Ref: PRA11345

Viewing Instructions: Strictly By Appointment Only

General Description

**** CALLING ALL LANDLORDS ** HMO INVESTMENT OPPORTUNITY **** We are pleased to offer to the market for sale this fantastic five bedroom three storey town house situated in Wellingborough. The property is currently set up as a licensed HMO and comes complete with tenants.

Accommodation

AGENTS NOTE

Five rentable rooms complete with tenants.
Rental prices for rooms range from Â£80.00pw to Â£115.00pw

Services

Mains gas, mains drainage, mains water, mains electricity

EPC Rating:54

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

