

SPENCER ROAD, NORTHAMPTON, NN1

£157,500

Excellent 2 Bedroom Victorian
Terraced House, Abington NN1

**CHELTON
BROWN** EST. 1975
LETTINGS & SALES



Chelton Brown have the pleasure in offering this, two bedroom Victorian terrace house suitable as a buy-to-let investment with tenant in situ.

The property briefly comprises of; entrance hallway, open plan living/dining room, kitchen and cellar. To the first floor are two double bedrooms and a large modern bathroom.

The rear courtyard garden has a patio area leading to a laid lawn.

Further benefits include; no upward chain, double glazing and gas central heating.

The Achievable rent for this property would be £750pcm, offering a 5.8% ROI

EPC Rating E

- Buy To Let Investment
- Sitting Tenant
- 2 Double Bedrooms
- 22ft Lounge Diner
- UPVC Double Glazing
- Courtyard Garden
- Gas Central Heating
- Call for further details.

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Front External

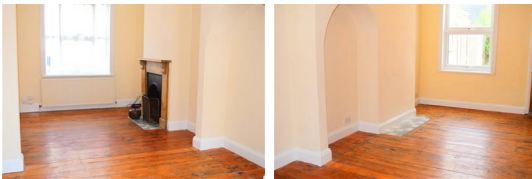


Victorian terraced house, with on street permit parking, close to local amenities.

Hall

Hallway leading to the lounge. Radiator and stairs to first floor.

Lounge/Diner 22'6" x 9'1"



Spacious lounge/diner with windows to front and rear aspect. Door leading to kitchen.

Kitchen 9'1" x 9'2"



Fitted kitchen with a range of wall and base units, sink and drainer, hob and oven. There is ample space for other appliances. Window to side aspect and door leading to the rear garden.

Cellar 9'0" x 2'9"

Stairs lead to the cellar.

Landing

Stairs from ground floor lead to landing. Doors lead to both bedrooms and the bathroom. Storage cupboard.

Bedroom 1 9'11" x 12'2"



Master bedroom with window to front aspect. Radiator.

Bedroom 2 12'0" x 7'11"



Second double bedroom. Window to rear aspect and radiator.

Bathroom



Spacious bathroom comprises of a fitted white suite to include bath with shower attachment, basin and pedestal and low level flush WC. Window to the rear aspect and radiator.


Rear Garden



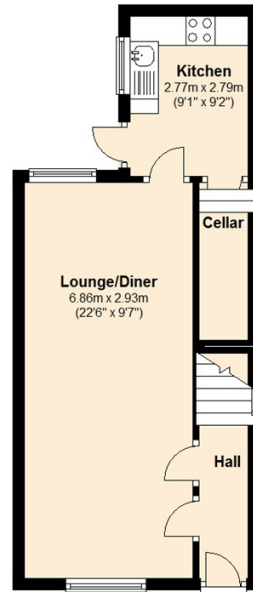
The rear garden is a balance of planted borders, lawn and a paved walkway.

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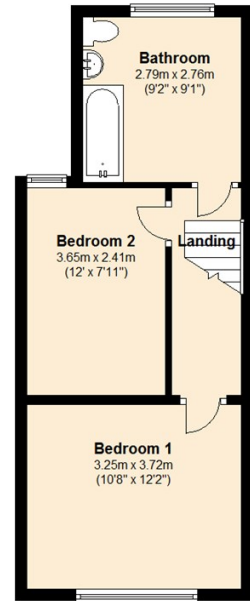
Price £157,500

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 34.5 sq. metres (371.2 sq. feet)



First Floor
Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 68.5 sq. metres (737.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

