



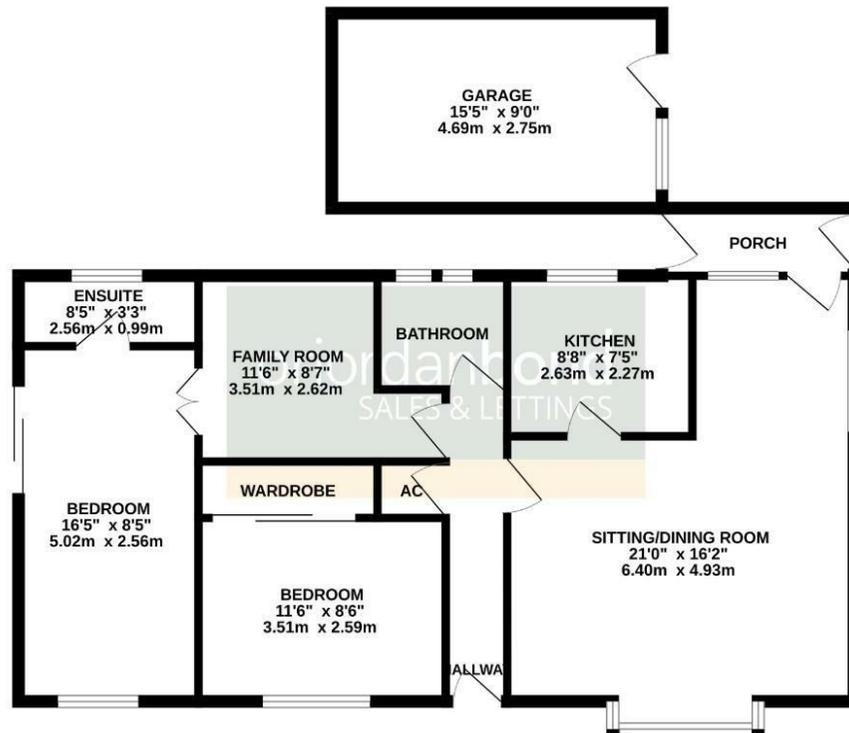
# Manorfield Close

Little Billing, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.  
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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## Manorfield Close

Little Billing

NN3 9SL

GUIDE PRICE £235,000

A rarely available two bedroom detached bungalow, situated in popular Little Billing, offered to the market with no onward chain. The property is in need of some modernisation throughout.

Accommodation comprises entrance hall, sitting room, kitchen, family room with access to a double bedroom and ensuite, further double bedroom and a family bathroom. Outside is a good size private side garden and low maintenance frontage with off road parking and access to a single garage that has been partly converted. Further benefits include uPVC double glazing and gas radiator heating. (C/944/M)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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