# Manorfield Close

Little Billing, Northampton

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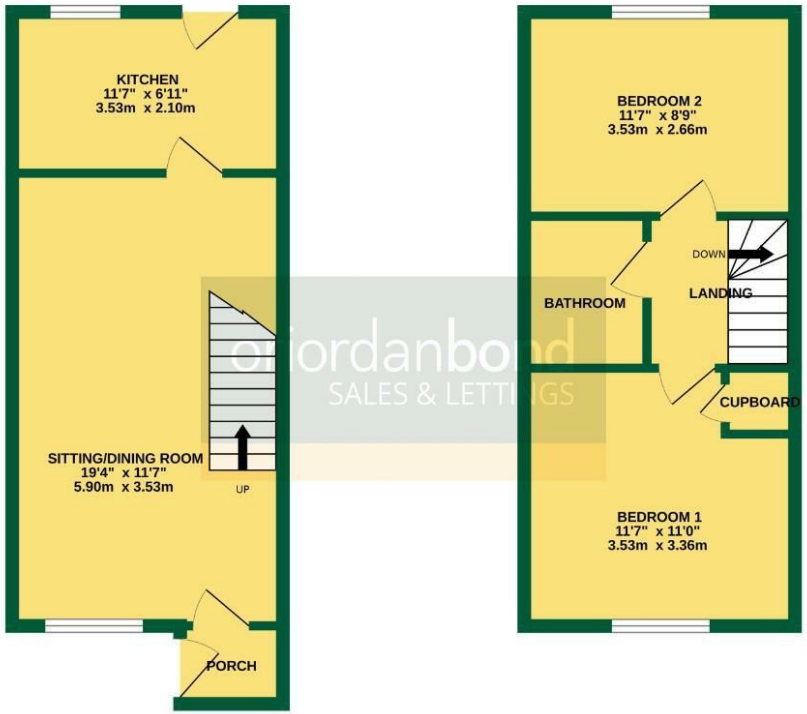
SALES & LETTINGS

GROUND FLOOR

1ST FLOOR

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TOTAL FLOOR AREA : 608 sq.ft. (56.5 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, emission 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 £200,000

**INVESTOR PURCHASE ONLY - A two bedroom terrace property, situated in a cul-de-sac location, within the popular area of Little Billing. The property is currently tenanted and is offered for sale with tenants in situ paying £900 pcm.**

The accommodation comprises entrance into sitting/dining room, kitchen with door to the rear garden, first floor landing, two double bedrooms and a bathroom. Outside is an open plan front garden with driveway to the side leading to a single garage and an enclosed garden to the rear. Further benefits include uPVC double glazing. (B/608/M)

**Additional information**

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

**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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