

**36 Swinford Hollow  
Little Billing  
NORTHAMPTON  
NN3 9UN**

**Guide Price £135,000**



- **GROUND FLOOR MAISONETTE**
- **SPACIOUS LOUNGE**
- **BATHROOM**
- **TWO ALLOCATED OFF ROAD PARKING SPACES**
- **TWO BEDROOMS**
- **KITCHEN**
- **UPVC DOUBLE GLAZING THROUGHOUT**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A well presented two bedroom ground floor maisonette offered to market in the ever popular area of Little Billing. Offering versatile living space the property also comes with allocated off road parking for two vehicles and offers easy access to Riverside Retail Park and Weston Favell Shopping Centre.

Act quickly should you wish to view with this rarely available property comprising in brief: entrance hall, spacious lounge, kitchen, inner hall with storage, bathroom and two bedrooms. The property also benefits from two allocated parking spaces and further storage facilities, with communal green space to front.

## **Ground Floor**

### **Entrance Hall**

Enter via an half glazed obscure UPVC door, coir matting.

### **Lounge**

15'2" x 11'11" (4.64 x 3.64)

UPVC double glazed window to side aspect, ceiling coving.

### **Kitchen**

8'6" x 6'2" (2.60 x 1.90)

UPVC double glazed window to front aspect, wall and base mounted units with drawers, integrated oven with gas hob and extractor hood over, roll top work surfaces, tiled splash backs, stainless steel seink with drainer and mixer tap over.

### **Inner Hall**

Storage cupboards, doors to;

### **Family Bathroom**

6'2" x 6'2" (1.90 x 1.90)

UPVC obscure double glazed window to side aspect, white suite comprising panel bath with shower over, pedestal wash hand basin, low level W/C, tiled splash backs.

### **Bedroom One**

9'4" x 8'10" (2.86 x 2.70)

UPVC double glazed window to rear aspect, double built in wooden wardrobe.

### **Bedroom Two**

11'5" max x 8'10" (3.48 max x 2.70)

UPVC double glazed window to rear aspect.

### **Off Road Parking**

Allocated off road parking for two vehicles.

### **Agents notes**

Local Authority: West Northamptonshire

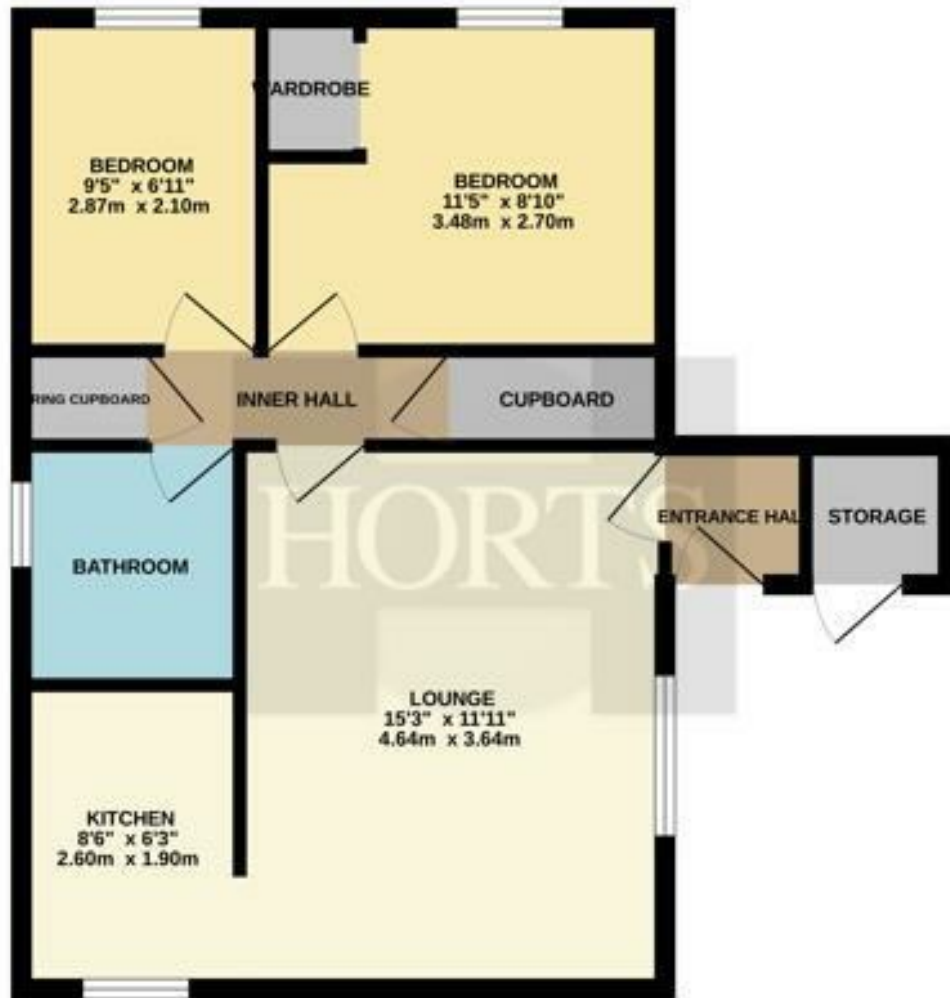
Council Tax Band: A

The vendor advises that there are approximately 88 years remaining on the lease, the service charges are £1940.50 per annum, and the ground rent is £74.20 per annum.





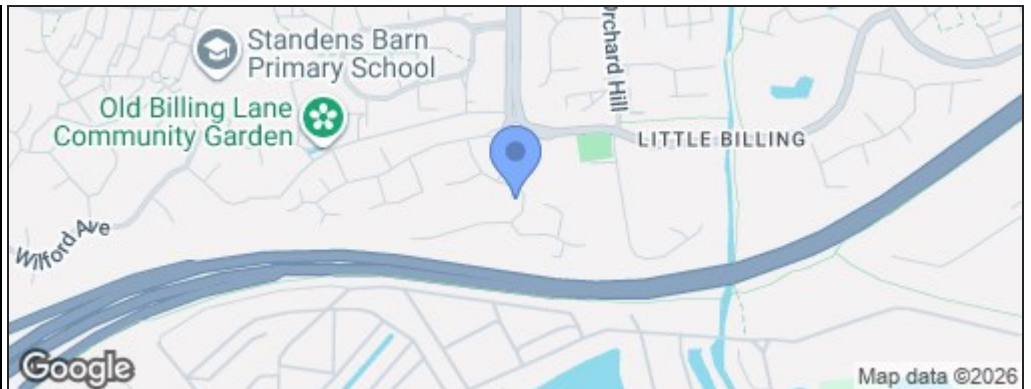
## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 72        |
| (55-68) <b>D</b>                            | 57                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.