

**99A Swinford Hollow
Little Billing
NORTHAMPTON
NN3 9UN**

£125,000



- **FREEHOLD CLUSTER HOME**
- **TWO STOREY**
- **GAS CENTRAL HEATING**
- **COMMUNAL OFF ROAD PARKING**

- **ONE BEDROOM**
- **UPVC DOUBLE GLAZING**
- **GOOD CONDITION**
- **ENERGY EFFICIENCY RATING : C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A one bedroom freehold home, ideal for first time buyers and investors, offered in good condition with the added benefit of communal off road parking. With accommodation comprising in brief; entrance porch, lounge, kitchen, with a bedroom and a bathroom to the first floor. The property also benefits from UPVC double glazing and gas central heating.

Entrance Porch

Enter via UPVC door, gas meter, door to :-

Lounge

12'2" x 9'9" (3.71 x 2.98)

UPVC window to front aspect, stairs rising to first floor, wooden laminate flooring, radiator.

Kitchen

8'11" x 6'5" (2.72 x 1.97)

UPVC window to side aspect, a range of wall and base units with roll top work surfaces, polycarbonate sink and drainer, integrated oven and hob, wall mounted gas boiler, wooden laminate flooring, under stairs storage.

First Floor Landing

Loft access.

Bedroom

12'2" x 9'8" (3.72 x 2.97)

UPVC window to front aspect, fitted wardrobes, radiator.

Bathroom

6'4" x 5'6" (1.94 x 1.68)

Obscure UPVC window to side aspect, bath unit with shower attachment over, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Agents Notes

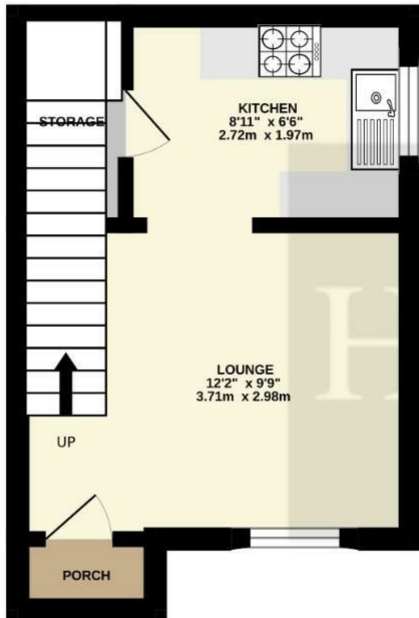
Local Authority : West Northamptonshire Council

Council Tax Band: A

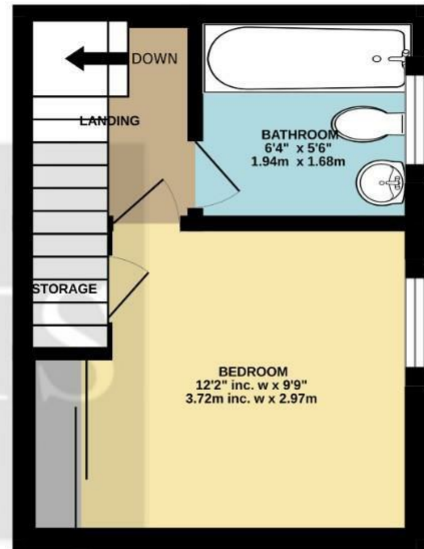
Communal off road parking is available in the car park to the side of the property.



GROUND FLOOR
207 sq.ft. (19.2 sq.m.) approx.

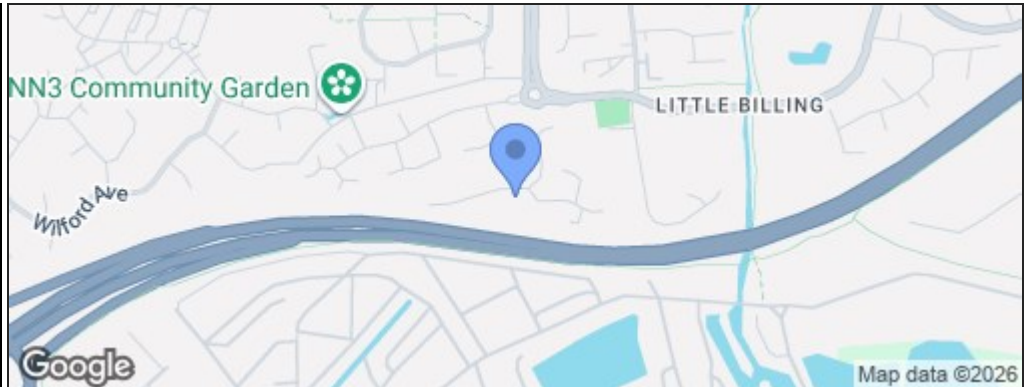


1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 405 sq.ft. (37.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.