

**21 Gervase Square
Great Billing
NORTHAMPTON
NN3 9NR
£200,000**



- **MID-TERRACE HOME**
- **LOUNGE / DINER**
- **GOOD CONDITION**
- **OFF ROAD PARKING AND GARAGE**

- **TWO DOUBLE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **NO UPPER CHAIN**
- **ENERGY EFFICIENCY RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

A terrace house with two double bedrooms situated in a cul-de-sac, with off road parking and a garage to the side, and the added benefit of no upper chain. With accommodation comprising in brief; entrance porch, lounge/diner, and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, and front and rear gardens.

Entrance Porch

Enter via UPVC door, door leading to :-

Lounge / Diner

16'3" x 12'11" (4.97 x 3.94)

UPVC window to front aspect, under stairs storage cupboard, two radiators.

Kitchen

12'10" x 8'3" (3.92 x 2.53)

UPVC window and door to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated oven with gas hob and extractor over, space for various appliances, stairs leading to first floor, two radiators.

First Floor Landing

Loft access, storage cupboard.

Bedroom One

12'10" x 10'11" max (3.93 x 3.33 max)

Two UPVC windows to front aspect, radiator.

Bedroom Two

13'8" x 6'9" (4.17 x 2.06)

UPVC window to rear aspect, radiator.

Bathroom

7'11" x 5'9" (2.43 x 1.77)

Obscure UPVC window to rear aspect, bath unit with shower over, inset sink unit with storage under, low level wc, cupboard housing boiler, chrome heated towel rail.

Front Garden

Patio area with various flowers and shrubs.

Rear Garden

Patio area, gated rear access, enclosed by wooden fencing.

Garage

Up and over door, space for parking in front.

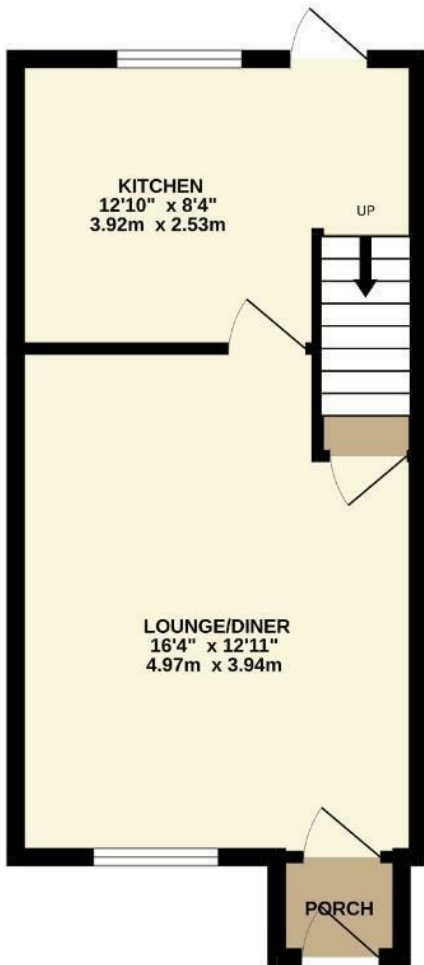
Agents Note

Local Authority: West Northamptonshire

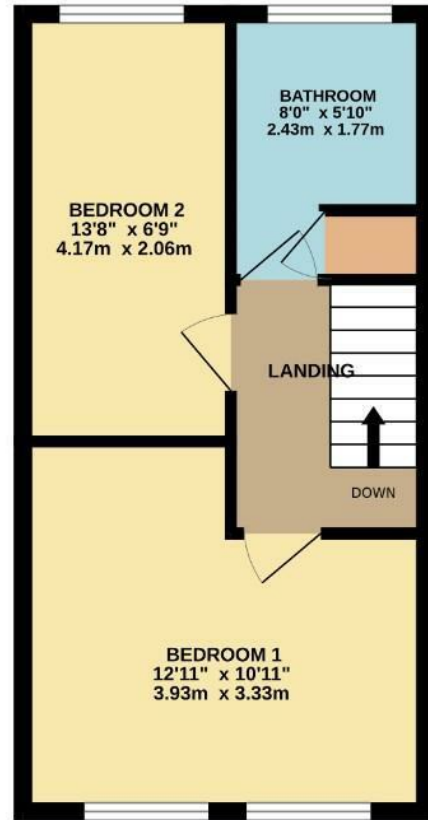
Council Tax Band: A



GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



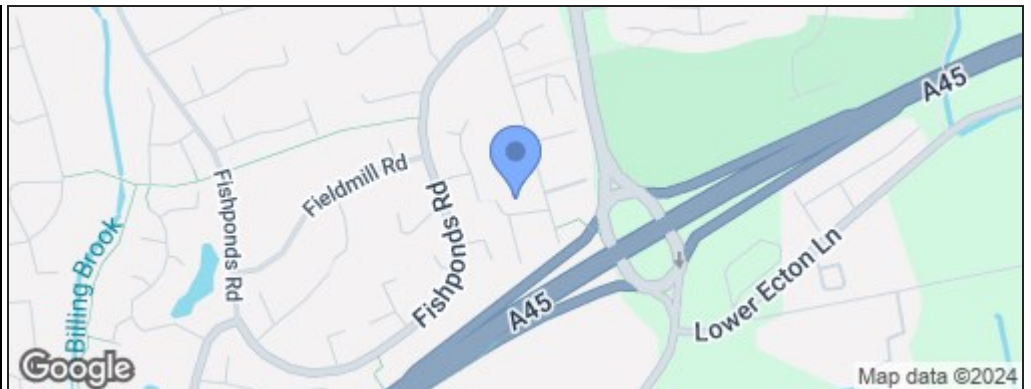
1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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, 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 | | |
| (81-91) B | | 86 |
| (69-80) C | 71 | |
| (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.