



**19 Gervase Square, Great Billing, Northampton, NN3 9NR
£210,000 Freehold**

Jackson Grundy bring to the market this two bedroom terrace in Great Billing. The accommodation comprises entrance hall, lounge/dining room, kitchen, inner hall and conservatory. To the first floor are two bedrooms and bathroom. The rear has an enclosed garden with gated rear access. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: A

**Cul-De-Sac Location | Lounge/Dining Room | Conservatory | Close To Local Amenities |
Close To A43/A45 | Ideal Starter Home**

modern marketing · traditional values

ENTRANCE PORCH

Enter via uPVC double glazed door. Door to lounge.

LOUNGE 4.88m x 3.91m (16'0 x 12'10)

Double glazed window to front elevation. Coving. Gas fire place with timber surround.

KITCHEN 2.44m x 2.74m (8'0 x 9'0)

uPVC double glazed window to rear elevation. Radiator. Base and wall mounted units. Roll top work surfaces. Stainless Steel sink and drainer with mixer tap. Space for white goods.

INNER HALLWAY

Stairs leading to first floor. Cupboard under stairs.

CONSERVATORY 3.40m x 3.91m (11'2 x 12'10)

uPVC double glazed. Double glazed French doors to rear.

FIRST FLOOR LANDING

Cupboard. Loft hatch. Storage over stairs. Doors to all rooms.

BEDROOM ONE 3.30m x 3.91m (10'10 x 12'10)

Two uPVC double glazed windows to front elevation. Radiator.

BEDROOM TWO 4.17m x 1.83m (13'8 x 6'0)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.41m x 1.52m (7'11 x 5'0)

Obscure uPVC double glazed window to rear elevation. Suite comprising panelled bath, pedestal wash hand basin and WC. Tiled floor to ceiling.

OUTSIDE

FRONT GARDEN

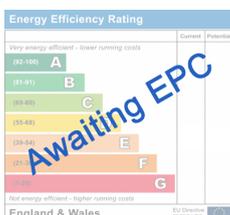
Path to front door. Laid to lawn either side.

REAR GARDEN

Panelled fence surround. Gated rear access. Patio and shingled. Flower bed borders.

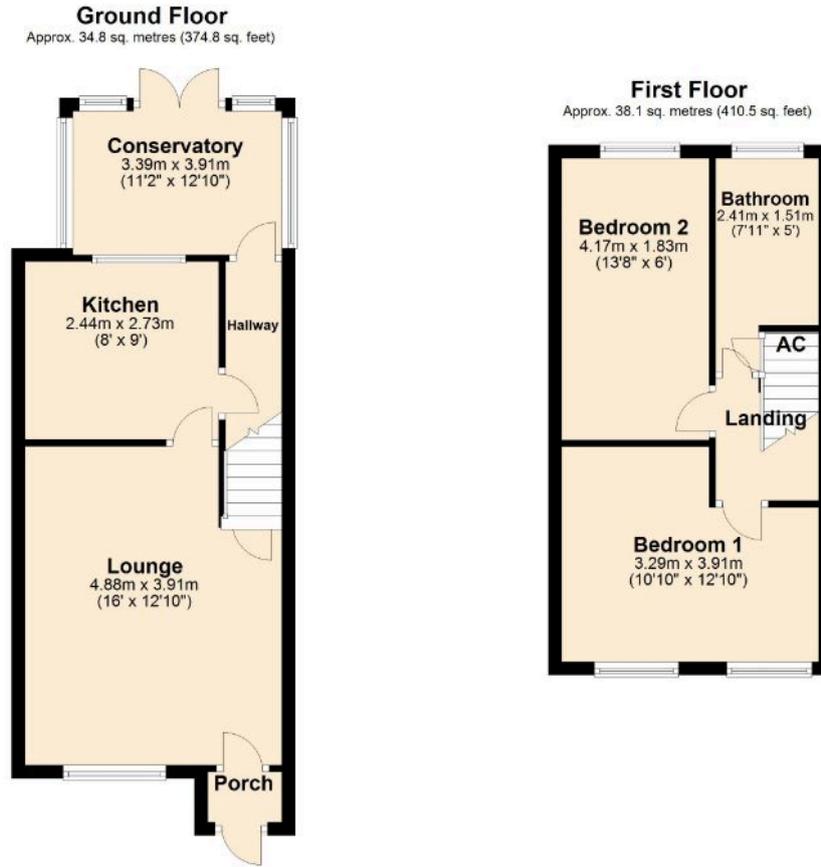
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

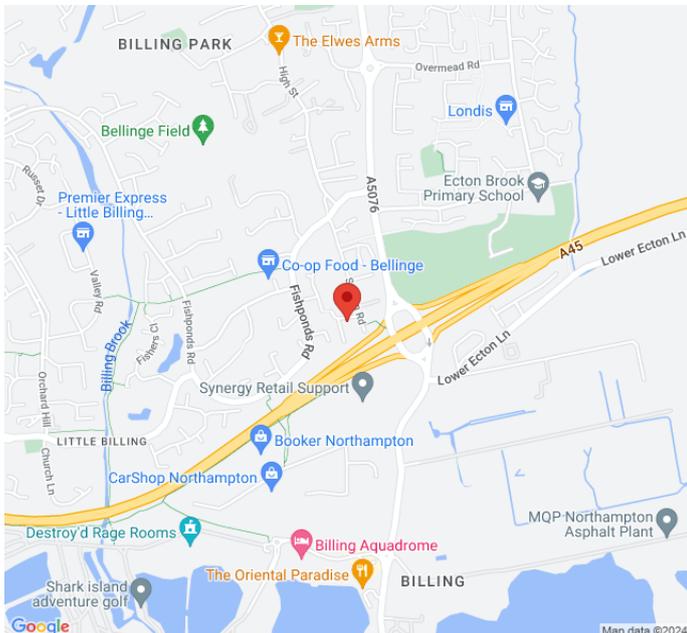


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 73.0 sq. metres (785.3 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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