



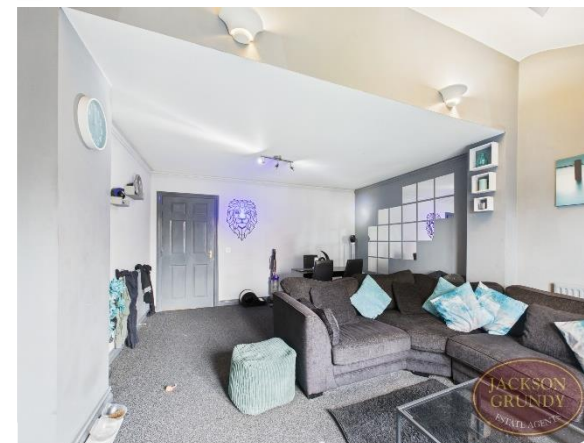
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Ashmead, Little Billing  
Northampton  
Northamptonshire, NN3 9JQ  
**£300,000** Town House



Department: Sales

Tenure: Freehold



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A THREE STOREY TOWNHOUSE SITUATED WITHIN A RESIDENTIAL AREA IN THE POPULAR LITTLE BILLING AREA OF NORTHAMPTON. IN CLOSE PROXIMITY OF ALL GOOD AMENITIES, SCHOOLS, WESTON FAVEL SHOPPING CENTRE AND GOOD ROAD LINKS.

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#### GROUND FLOOR

- HALLWAY
- LIVING ROOM
- KITCHEN

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- ALLOCATED PARKING

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#### FIRST FLOOR

- LANDING
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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#### SECOND FLOOR

- LANDING
  - BEDROOM ONE
  - EN-SUITE
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## THE PROPERTY

A three storey townhouse situated within a residential area in the popular Little Billing area of Northampton. In close proximity of all good amenities, schools, Weston Favel Shopping Centre and good road links.

Accommodation comprises entrance hall, cloakroom, fitted kitchen with some built in appliances, lounge with French doors to garden.

To the first floor there are two double bedrooms and a family bathroom.

To the second floor there is the main bedroom with an en-suite shower room.

Outside there are gardens to front and rear and allocated parking to the rear.

Benefits also include double glazing and gas radiator central heating.

EPC Rating: TBC. Council Tax Band: C.









## MATERIAL INFORMATION

Type	Town House
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

Little Billing is a peaceful, family-friendly residential area and former village on the eastern edge of Northampton, known for its quiet, tree-lined streets, and proximity to nature, including Little Billing Pocket Park and the River Nene. Part of the Billing Parish, it offers a mix of historic charm—featuring a Saxon font in its church—and convenient access to nearby Billing Aquadrome. Situated in West Northamptonshire, approximately 3 miles east of Northampton town centre. It is a residential area with many detached houses, featuring popular walking/cycling routes near Jigsaw, Clover, and Ecton lakes. Recorded in the Domesday Book, it has ancient roots and was historically larger than neighbouring Great Billing, featuring an Anglo-Saxon font in its parish church. Little Billing is distinct from the more commercialized nearby areas, offering a quiet, green, and well-connected location for residents.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

