



# 10 Fitzgerald Court

Little Billing, Northampton

oriordanbond  
SALES & LETTINGS





# 10 Fitzgerald Court

Little Billing

NN3 9EL

GUIDE PRICE £330,000

A well presented four bedroom semi-detached home, built in 2014, part of a unique 'Art Deco' style development. The property is ideally located to Northampton Academy, Weston Favell Shopping Centre and other local amenities including good primary schools. There is easy access to the M1 motorway and major link roads.

The spacious accommodation comprises entrance hall, cloakroom/WC, kitchen/breakfast room with integrated appliances, sitting/dining room with bi-folding doors to the rear garden, four good size bedrooms and a family bathroom with the master bedroom providing an en-suite shower room. Outside is a front garden with driveway to side leading to a single garage. The rear garden is enclosed and designed for low maintenance. Further benefits include uPVC double glazing, gas radiator heating and a mechanical heat recovery ventilation system. (A/1169/M)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

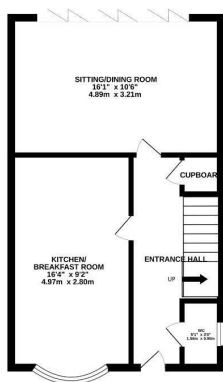
O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Weston Favell Sales  
01604 784007

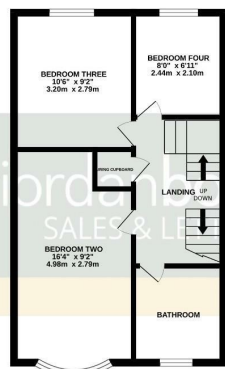
westonfavell@oriordanbond.co.uk



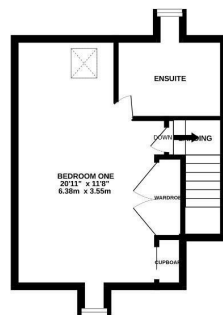
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1169 sq. ft. (108.6 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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