

**16 Palmer Square
Great Billing
NORTHAMPTON
NN3 9NP**

£1,200 Per Month



- **AVAILABLE NOW**
- **FULLY REFURBISHED**
- **RADIATOR HEATING**
- **ENERGY PERFORMANCE RATING: D**

- **SEMI-DETACHED HOUSE**
- **MODERN KITCHEN AND BATHROOM**
- **DOUBLE GLAZING**
- **COUNCIL TAX BAND: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A modern semi-detached property which has been refurbished to include a new boiler, full redecoration and new flooring throughout. The accommodation comprises an entrance porch, sitting room and a kitchen on the ground floor. The first floor offers three bedrooms and a bathroom. Externally, there are gardens to the front and rear. Further benefits include uPVC double glazing, gas-fired radiator heating and ease of access to local shops, schools and the A45/A43 arterial road routes. ****Unfurnished, sorry no pets****

Ground Floor

Entrance Porch

Entered via a uPVC double glazed entrance door leading to:

Sitting Room

16'1 x 14'5 (4.90m x 4.39m)

Double glazed window to the front elevation, radiator, television point, laminate flooring, door to the kitchen.

Kitchen

11'4 x 8'3 (3.45m x 2.51m)

Fitted with a range of modern base and wall mounted units with work surfaces over, one and a half bowl sink drainer, plumbing for washing machine, space for a fridge/freezer, fitted cooker, double glazed window to the rear garden, door to inner hall.

Inner Hall

Stairs to the first floor landing, double glazed door to the side elevation, radiator.

First Floor Landing

Landing

Doors to the first floor rooms, loft access hatch.

Bedroom One

13'3 x 8'4 (4.04m x 2.54m)

Double glazed window to the rear elevation, radiator.

Bedroom Two

11'5 x 7'0 (3.48m x 2.13m)

Double glazed window to the front elevation, radiator.

Bedroom Three

7'8 x 7'5 (2.34m x 2.26m)

Double glazed window to the front elevation, radiator.

Bathroom

Fitted with a white suite comprising a bath with shower over, low level W.C., pedestal sink, double glazed window to the rear elevation, radiator, tiling to splash back areas.

Outside

Front Garden

Laid mainly to lawn, path to front door,

Rear Garden

Laid mainly to lawn with patio and shrub borders. The rear garden is enclosed by fencing, with gated rear access.

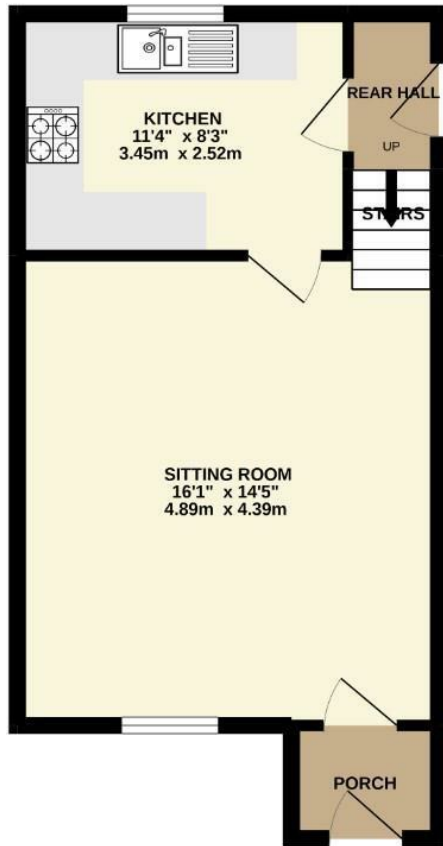
Agents Notes

Local Authority: West Northants

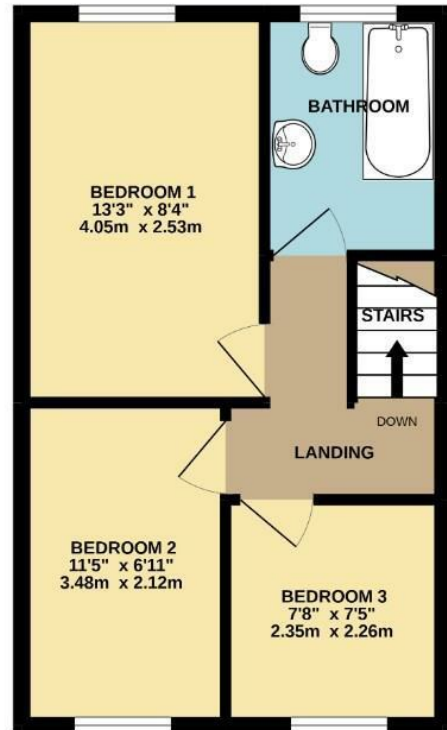
Council Tax: B

Energy Performance Rating: D

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

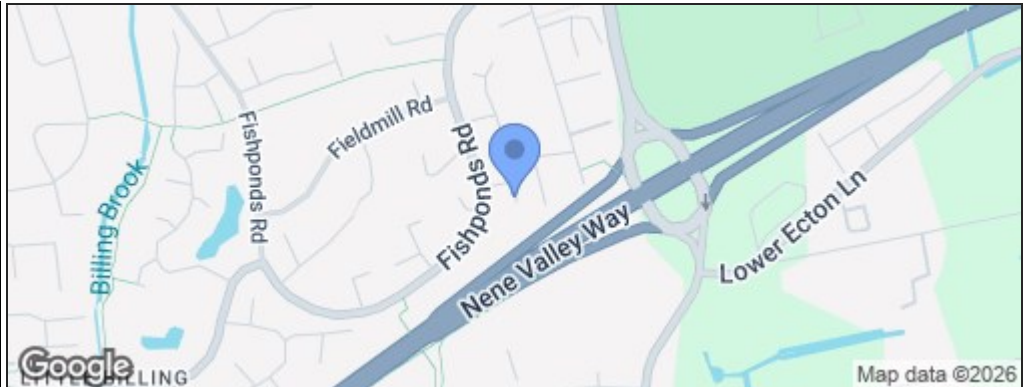


TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.