



# Orchard Hill

Little Billing, Northampton

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SALES & LETTINGS



## Orchard Hill

Little Billing

NN3 9AG

£1,750 PCM

A rarely available 17th Century Grade II Listed thatch cottage. The accommodation comprises conservatory that leads into a small hallway, cloakroom/WC, shaker style fitted kitchen, steps rising to a large dining room which has an electric fire set in a beautiful stone fireplace, large family sitting room with doors opening to the rear garden, office/study area off the sitting room and again, a stunning fireplace with electric feature fire. To the first floor are three good size double bedrooms and a good size single room. There is also a fitted bathroom with shower over the bath. Externally to the rear is a mature garden with patio area and small summer house. To the front is a picturesque cottage garden and a driveway providing off road parking for two cars.

### Tenancy Information

- Deposit: £2,019.00 (1 Week Holding Deposit - £403.00)
- Smokers: Not Allowed
- Unfurnished
- Length of Tenancy: Long term
- Available: Immediately

### Additional information

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

### 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.

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