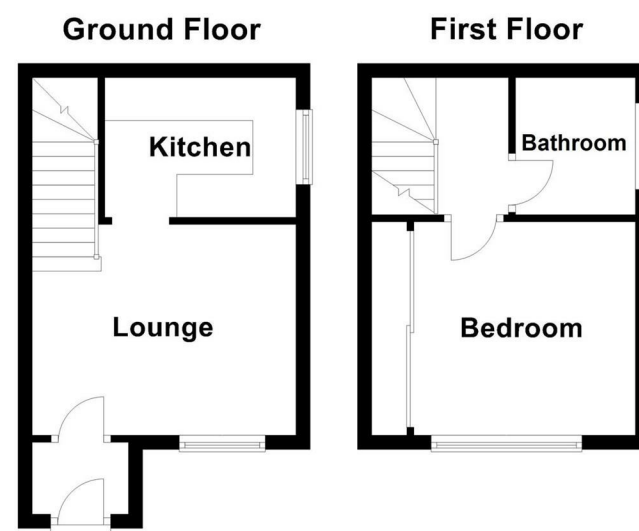


99A Swinford Hollow, Little Billing, Northampton, NN3 9UN



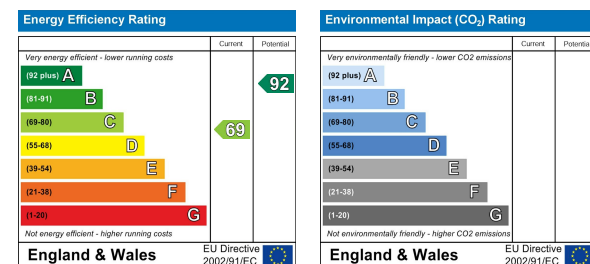
Not to scale. For illustrative purposes only



Asking Price £135,000 Freehold

Well presented one bedroom cluster home is makes an ideal purchase for first time buyers or investors. Set over two floors, the property is presented to a good standard throughout, and is located in the ever popular location of Little Billing. In brief, the property comprises of a lounge/ diner, a kitchen with integrated cooking appliances, a bathroom, and double bedroom. The property also benefits from gas central heating, double glazing communal parking

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ACCOMMODATION

PORCH

LOUNGE

12'2 x 9'9



KITCHEN

8'10 x 6'5



1ST FLOOR

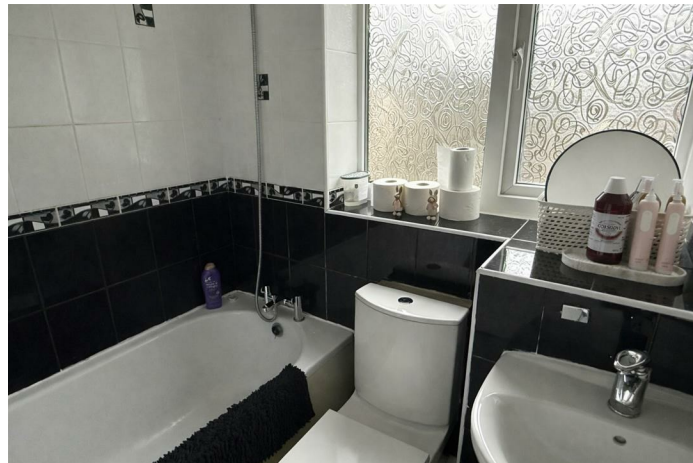
BEDROOM

10'3 x 9'10



BATHROOM

6'4 x 5'6



OUTSIDE

Outside there is a gravelled area with bin storage. Beyond this a communal parking area.



SERVICES

All main services are connected. Heating is via radiators from a gas fired boiler

COUNCIL TAX

West Northamptonshire Council - Band A

LOCAL AMENITIES

The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex offering a range of sporting facilities and Weston Favell Health Centre and Pharmacy. There is a bus service from the Wellingborough Road to Weston Favell Shopping Centre and Northampton. Schooling is provided for at Northampton School for Boys on the Billing Road and Weston Favell Upper School in Booth Lane South with lower schooling at Weston Favell CE Primary School.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A45 dual carriageway and take the first exit onto Lumbertubs Way. Take the third turning on the left and turn right at the traffic lights intersection onto the Wellingborough Road. Proceed past Weston Favell shopping centre and continue over the next roundabout. At the second roundabout turn right into Little Billing Way. Follow this road down to the bottom and at the next roundabout turn right into Longford Avenue and then first left into Swinford Hollow turn left again to stay on Swinford Hollow. The ad hoc parking area adjacent to the property can be found at the end of this cul de sac on the right hand side.

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For further information on viewing call 01604 230222