



HOWKINS &  
HARRISON

12 Wallingford End, Little Billing, Northampton, NN3 9HQ

Guide Price £135,000

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A one bedroom cluster home offered for sale as an ideal first time buy or investment opportunity, with an anticipated rental income of £750 pcm, offered for sale with no upward chain.

### Ground Floor

The accommodation is entered through a uPVC door leading into the lounge, where the stairs rise to the first floor accommodation. An open plan kitchen area has a range of cupboards, working surfaces incorporating a sink unit, gas hob and oven, plumbing for washing machine and an understairs cupboard.

### First Floor

The first floor has a double bedroom with built in wardrobes, a cupboard housing an "ideal" combination gas fired boiler and a bathroom comprising of a bath with shower over, wash hand basin and WC.

### Outside

There is parking and a mainly gravelled garden with outside store.

### Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

### Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

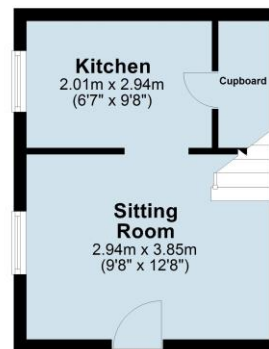
### Local Authority

West Northamptonshire Council - Tel: 0300-1267000.

Council Tax Band- A

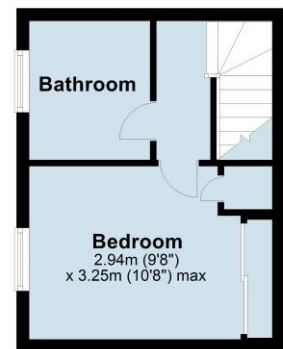
#### Ground Floor

Approx. 19.5 sq. metres (209.4 sq. feet)



#### First Floor

Approx. 19.5 sq. metres (209.4 sq. feet)



Total area: approx. 38.9 sq. metres (418.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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