

**25 Swinford Hollow  
Little Billing  
NORTHAMPTON  
NN3 9HP**

**£240,000**



- **END TERRACE**
- **KITCHEN / DINER**
- **GAS CENTRAL HEATING**
- **SOUGHT AFTER AREA**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **ALLOCATED OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom end of terrace property in this sought after area, with a good size rear garden and allocated off road parking for two vehicles. With accommodation comprising in brief; entrance hall, lounge, kitchen / diner, three bedrooms, and a bathroom. The property also benefits from UPVC double glazing and gas central heating.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, stair rising to first floor.

### **Lounge**

Enter via composite door, bow UPVC window to front aspect, further UPVC window to side, feature fireplace, radiator, wooden laminate flooring.

### **Kitchen / Diner**

14'2" x 10'6" (4.32 x 3.21)

UPVC window and patio doors to rear aspect, wall and base units with roll top work surfaces, stainless steel sink and drainer, oven with gas hob and extractor over, space for various appliances, under stairs storage, wooden laminate flooring, radiator.

## **First Floor**

### **Landing**

Loft access, cupboard housing hot water tank.

### **Bedroom One**

12'4" x 8'4" (3.78 x 2.56)

Two UPVC windows to front aspect, fitted wardrobes, wooden laminate flooring, radiator.

### **Bedroom Two**

10'2" x 7'10" (3.10 x 2.40)

UPVC window to rear aspect, radiator.

### **Bedroom Three**

7'0" x 6'11" (2.15 x 2.13)

UPVC window to rear aspect, radiator.

### **Bathroom**

7'10" x 6'2" (2.39m x 1.88m)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, radiator.

## **Externally**

### **Front**

Various paving, storage cupboard housing meters.

### **Rear Garden**

Block paved and lawn areas, various flower and shrubs, wooden shed, gated side access, enclosed by wooden fencing.

## **Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: B

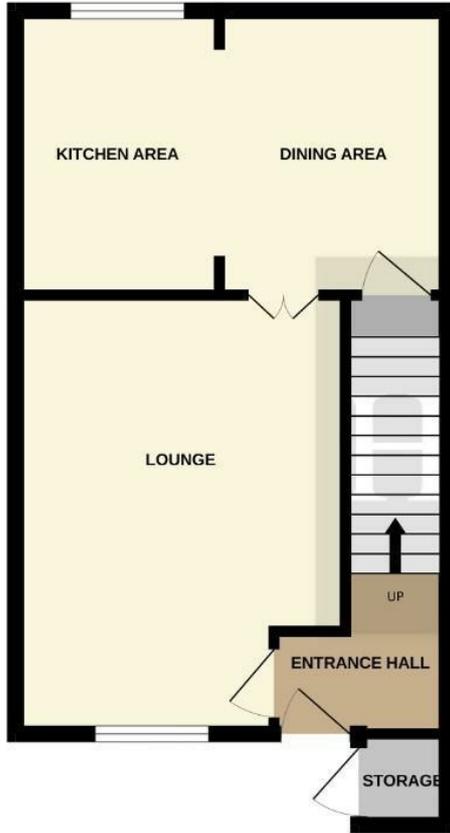
## **Off Road Parking**

Two allocated spaces located in the car park at the end of the terrace.

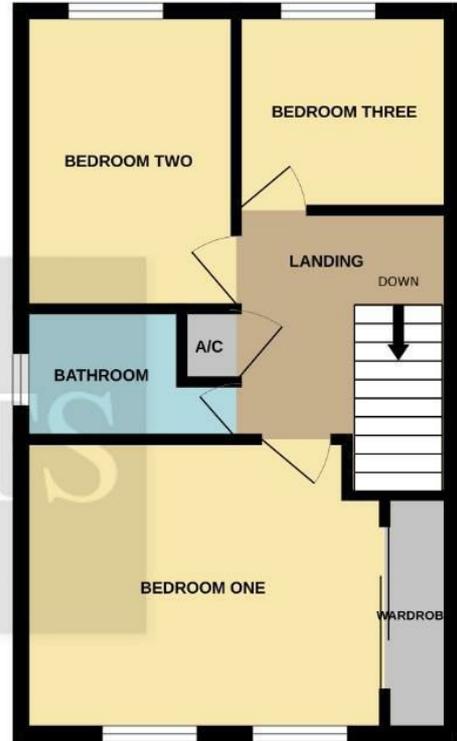




GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



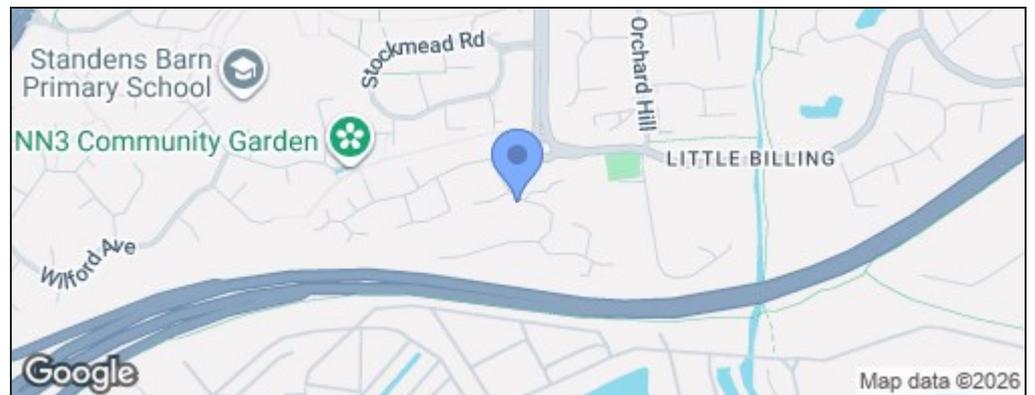
1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.