Cliff Court

Little Billing, Northampton

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SALES & LETTINGS

Cliff Court

Little Billing
NN3 9BG

Price
£295,000

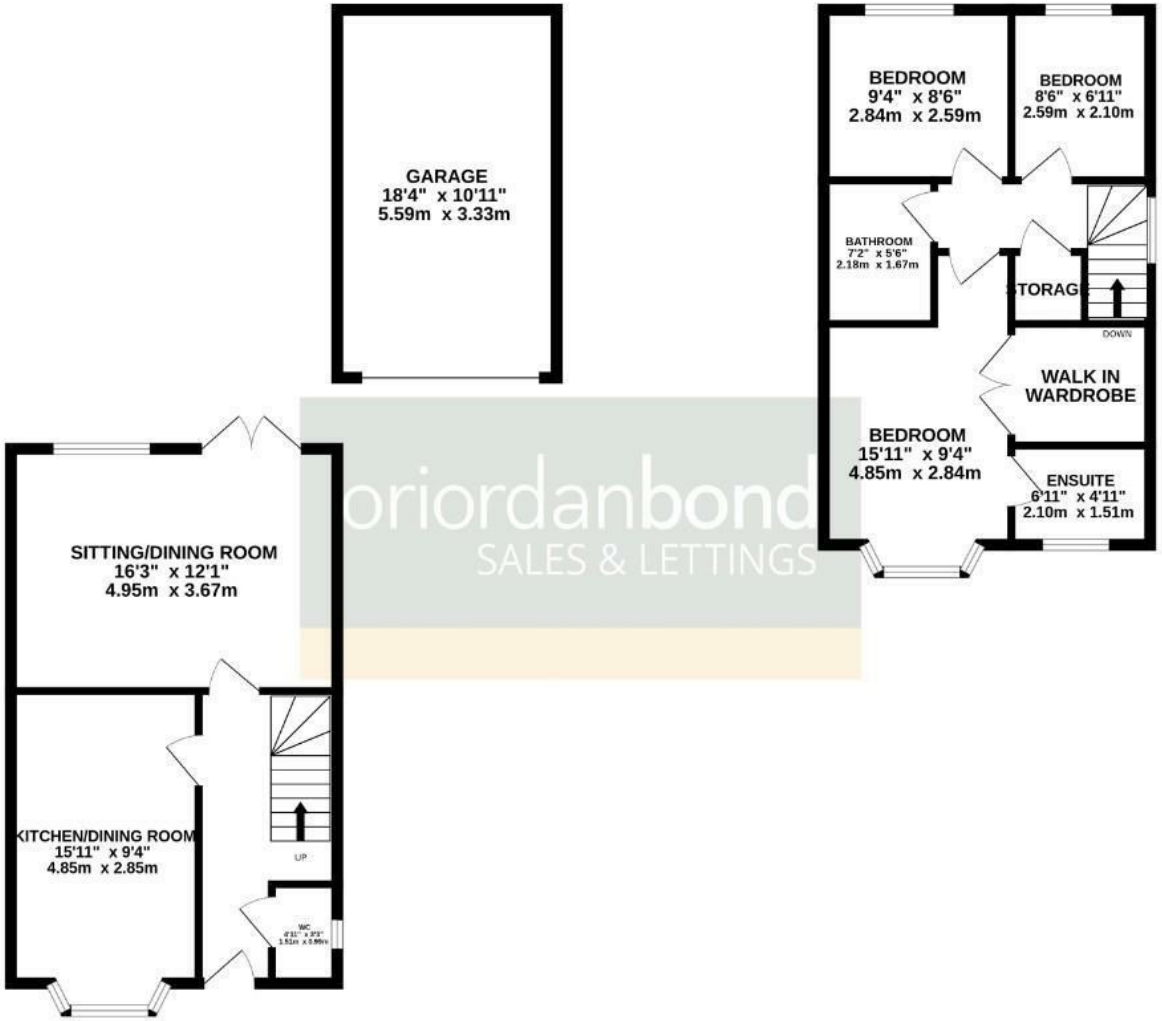
A well presented three bedroom semi-detached home built in 2014, part of a unique 'Art Deco' style development. The property is ideally located to Northampton Academy, Westen Favell Shopping Centre and other local amenities including good primary schools as well as easy access to the A45, M1 and major link roads.

The spacious accommodation over two floors comprises entrance hall, cloakroom/WC, sitting room, kitchen/dining room with integrated appliances, three good size bedrooms with en-suite to the master and a family bathroom. Outside is an enclosed tiered low maintenance rear garden and a low maintenance front garden with driveway to side leading to a single garage. This property benefits from Grade A integrated kitchen appliances, uPVC double glazing throughout, gas radiator heating and a mechanical heat recovery ventilation system. (A/1078/M)

- Well presented three bedroom semi-detached home
- En-suite to master bedroom
- Kitchen/diner with Grade A integrated appliances
- Gas radiator heating and mechanical heat recovery ventilation system
- Enclosed rear garden
- Driveway and garage

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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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Additional information

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

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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