

**125 Swinford Hollow
Little Billing
NORTHAMPTON
NN3 9UN**

£825 Per Month



- **AVAILABLE NOW**
- **EXCELLENT CONDITION**
- **BEDROOM WITH WARDROBES**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: D**

- **ONE BEDROOM HOUSE**
- **KITCHEN WITH APPLIANCES**
- **RADIATOR HEATING**
- **ALLOCATED PARKING SPACE**
- **COUNCIL TAX BAND: A**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A one bedroom house with an allocated parking space. The property is in excellent condition and offers a lounge, a kitchen with appliances, first floor bedroom with fitted wardrobes and shower room. Windows are uPVC double glazed, and heating is via radiators.
****Unfurnished, sorry no pets****

Ground Floor

Lounge

12'2" x 9'8" (3.72 x 2.95)

Entry through hardwood partly glazed door, double radiator, laminate flooring, stairs rising to first floor, window to side elevation, archway through to kitchen.

Kitchen

8'11" x 6'5" (2.73 x 1.98)

Modern fitted kitchen comprising base and wall mounted cupboards, inset single drainer stainless steel sink unit, built in electric oven, inset electric hob with extractor fan over, fitted fridge and washing machine, breakfast bar area, tiling to walls, under stairs storage cupboard, window to side elevation.

First Floor

Landing

Access to loft area.

Bedroom

10'1" x 9'8" (3.09 x 2.95)

Fitted wardrobes with chest of drawers, further over stairs storage cupboard, radiator, window to side elevation.

Shower Room

Modern fitted shower room of corner shower cubicle, pedestal wash hand basin, close coupled WC, heated chrome towel rail, fitted mirror vanity cupboard, frosted window to side elevation.

Externally

Garden

The property has a corner lawn area with paved pathway to entrance, outside bin cupboard.

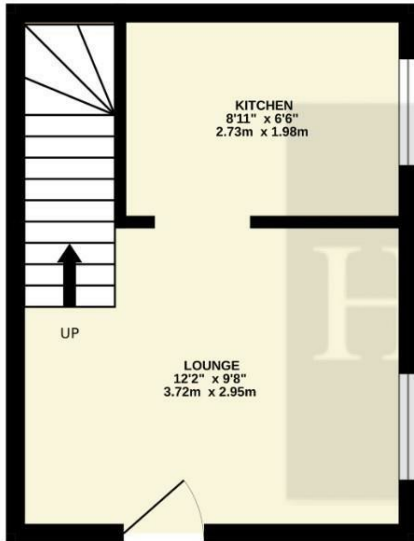
Parking

There is an allocated parking space.

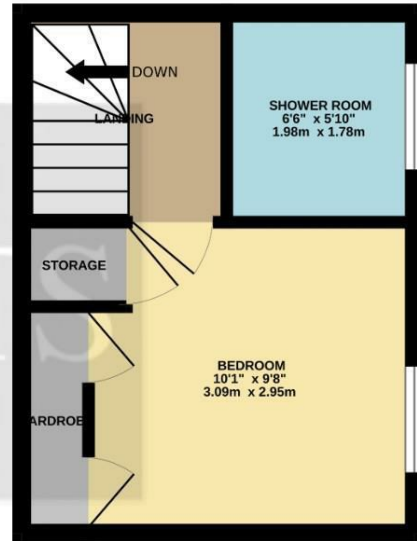
Agents Notes

Council Tax Band: A

GROUND FLOOR
197 sq.ft. (18.3 sq.m.) approx.

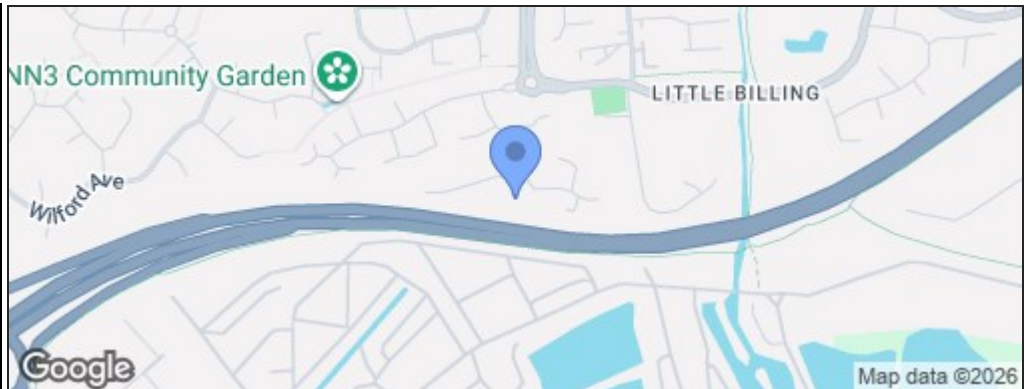


1ST FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 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
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.