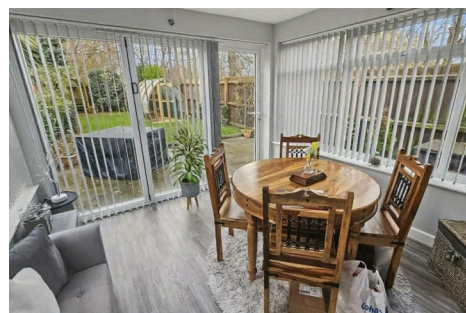


**55 Oransay Close  
Great Billing  
NORTHAMPTON  
NN3 9HF**

**£240,000**



- SEMI DETACHED
- GARDEN ROOM
- GAS TO RADIATOR CENTRAL HEATING
- SINGLE GARAGE
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern, two bedroom, semi detached property with garden room. The accommodation comprises entrance hall, lounge, kitchen/dining room, garden room, two bedrooms and bathroom. Additional benefits include single garage, UPVC double glazing, gas to radiator central heating and off road parking.

## **Ground Floor**

### **Entrance Hall**

Stairs leading to first floor, radiator, doors to:

### **Lounge**

14'0" x 12'7" (4.29 x 3.85)

Laminate flooring, radiator, UPVC double glazed window to front.

### **Kitchen/Dining Room**

12'7" x 9'3" (3.85 x 2.83)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, cooker point, space and plumbing for washing machine, tiled flooring, radiator, UPVC double glazed window to rear, UPVC double glazed door into garden room.

### **Garden Room**

10'7" x 10'1" (3.25 x 3.09)

Constructed in double glazed windows, double glazed bi folding doors to rear, laminate flooring, skylight window to ceiling.

## **First Floor**

### **Landing**

Loft access, doors to:

### **Bedroom One**

12'7" x 8'3" (3.86 x 2.53)

Radiator, UPVC double glazed window to rear.

### **Bedroom Two**

9'4" x 8'3" (2.87 x 2.54)

Radiator, built in wardrobe, UPVC double glazed window to front.

### **Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, tiled splash areas, radiator, UPVC double glazed window to side.

## **Externally**

### **Front Garden**

Mainly laid to lawn, flower and shrub borders, block paved driveway leading to garage.

### **Garage**

Single garage, up and over door, power and light connected.

### **Rear Garden**

Paved patio area leading to lawn, flower and shrub borders, enclosed by timber fencing, gated side access.

## **Agent Notes**



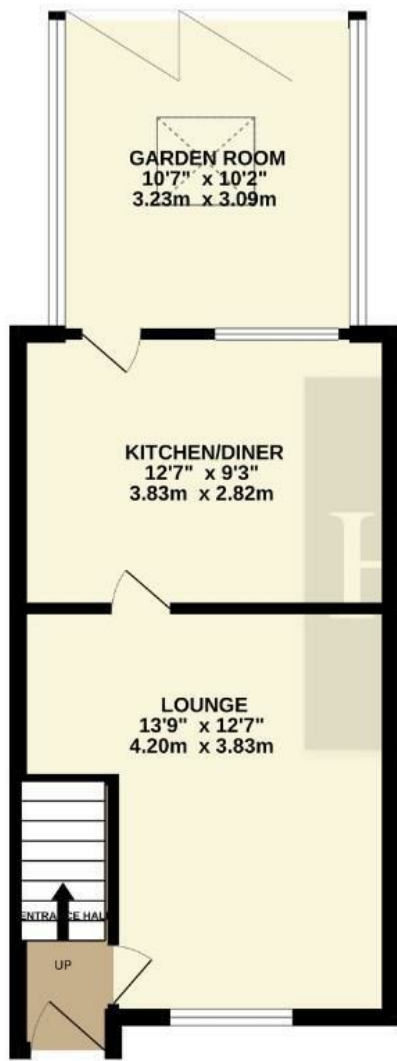




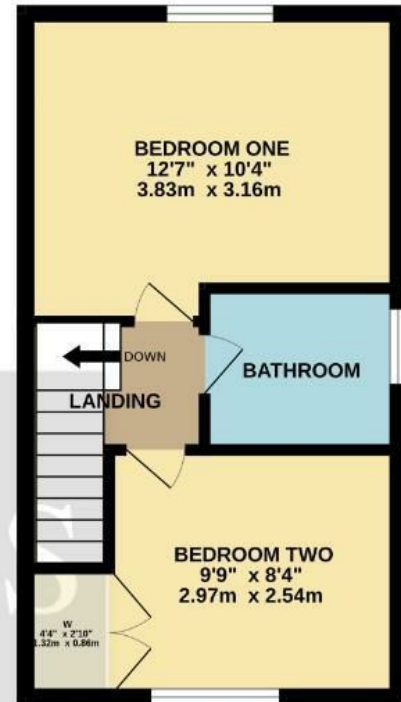




GROUND FLOOR

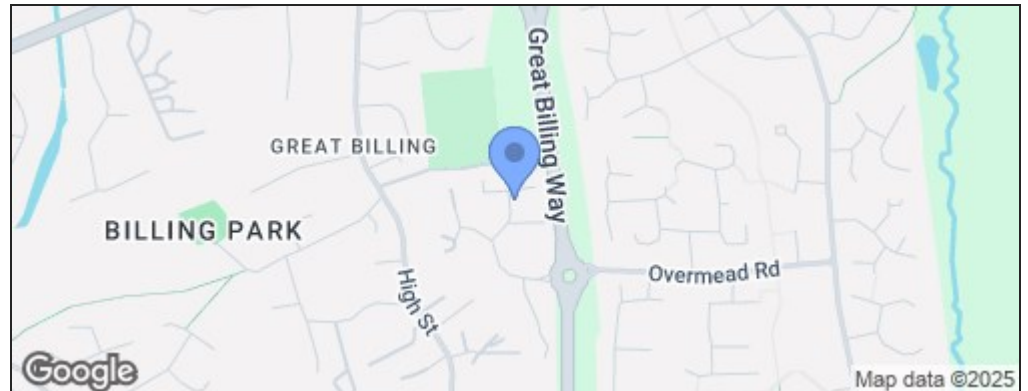


1ST FLOOR



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) <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>		
Not energy efficient - higher running costs		
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.