36 Swinford Hollow
Little Billing
NORTHAMPTON
NN3 9UN

Guide Price £130,000

- GROUND FLOOR MAISONETTE
- SPACIOUS LOUNGE
- BATHROOM
- TWO ALLOCATED OFF ROAD PARKING SPACES
- TWO BEDROOMS
- KITCHEN
- UPVC DOUBLE GLAZING THROUGHOUT
- ENERGY EFFICIENCY RATING D

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

PERSONAL • PROFESSIONAL • PROACTIVE

A well presented two bedroom ground floor maisonette offered to market in the ever popular area of Little Billing. Offering versatile living space the property also comes with allocated off road parking for two vehicles and offers easy access to Riverside Retail Park and Weston Favell Shopping Centre.

Act quickly should you wish to view with this rarely available property comprising in brief: entrance hall, spacious lounge, kitchen, inner hall with storage, bathroom and two bedrooms. The property also benefits from two allocated parking spaces and further storage facilities, with communal green space to front.

Ground Floor

Entrance Hall
Enter via an half glazed obscure UPVC door, coir matting.

Lounge
15'2" x 11'11" (4.64 x 3.64)
UPVC double glazed window to side aspect, ceiling coving.

Kitchen
8'6" x 6'2" (2.60 x 1.90)
UPVC double glazed window to front aspect, wall and base mounted units with drawers, integrated oven with gas hob and extractor hood over, roll top work surfaces, tiled splash backs, stainless steel seink with drainer and mixer tap over.

Inner Hall
Storage cupboards, doors to;

Family Bathroom
6'2" x 6'2" (1.90 x 1.90)
UPVC obscure double glazed window to side aspect, white suite comprising panel bath with shower over, pedestal wash hand basin, low level W/C, tiled splash backs.

Bedroom One
9'4" x 8'10" (2.86 x 2.70)
UPVC double glazed window to rear aspect, double built in wooden wardrobe.

Bedroom Two
11'5" max x 8'10" (3.48 max x 2.70)
UPVC double glazed window to rear aspect.

Off Road Parking
Allocated off road parking for two vehicles.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: A
The vendor advises that there are approximately 88 years remaining on the lease, the service charges are £1940.50 per annum, and the ground rent is £74.20 per annum.

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

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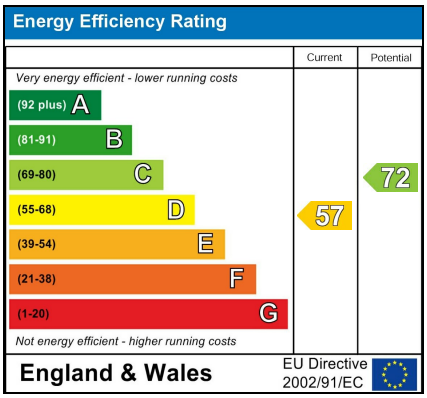

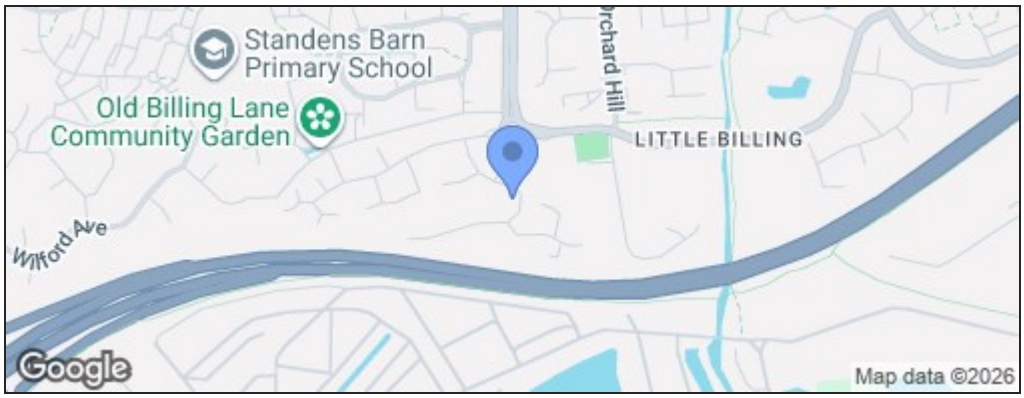

Disclaimer

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.