

**57 Longford Avenue
Little Billing
NORTHAMPTON
NN3 9HL**

£135,000



- **FREEHOLD CLUSTER HOME**
- **TWO STOREY**
- **GOOD CONDITION**
- **NO UPPER CHAIN**

- **ONE BEDROOM**
- **UPVC DOUBLE GLAZING**
- **COMMUNAL OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : E**

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PERSONAL • PROFESSIONAL • PROACTIVE

A one bedroom freehold home, ideal for first time buyers and investors, offered in good condition with the added benefits of communal off road parking and no upper chain. With accommodation comprising in brief; entrance porch, lounge, kitchen, with a bedroom and a bathroom to the first floor. The property also benefits from UPVC double glazing.

Lounge

12'6" x 9'6" (3.83 x 2.91)

Enter via UPVC door, UPVC window to side, gas fired radiator, electric radiator, stairs rising to first floor.

Kitchen

9'1" x 6'7" (2.77 x 2.01)

UPVC window to side aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated oven with gas hob over, space for appliances, breakfast bar, complementary tiling, under stairs storage.

First Floor Landing

Loft access.

Bedroom

12'7" inc. wards x 9'9" (3.84 inc. wards x 2.98)

UPVC window to side aspect, fitted wardrobes, electric radiator.

Bathroom

6'5" x 5'6" (1.96 x 1.69)

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

Front Garden

Lawn area, driveway offering off road parking.

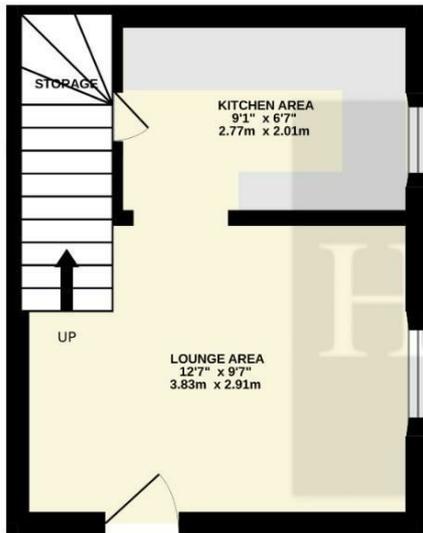
Agents Notes

Local Authority : West Northamptonshire Council

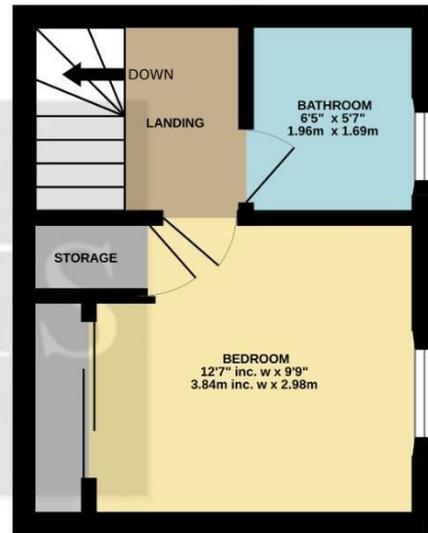
Council Tax Band: A



GROUND FLOOR
200 sq.ft. (18.6 sq.m.) approx.

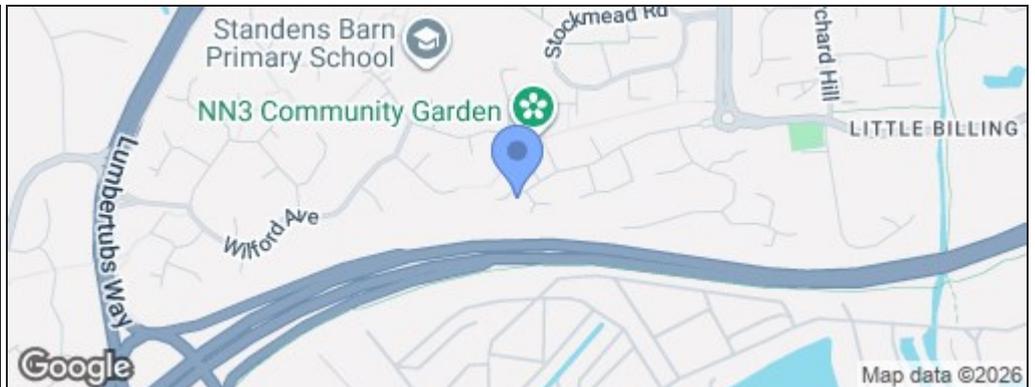


1ST FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 400 sq.ft. (37.2 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
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
45	
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.