



HOWKINS &  
HARRISON

98 Longford Avenue, Little Billing,  
Northampton, NN3 8HN

Guide Price £130,000

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An ideal starter or investment "Cluster" home offered for sale with no upward chain, parking and rear garden.

## Ground Floor

The accommodation is entered through a replacement Upvc composite front door into the lounge where the stairs rise to the first floor accommodation, a Upvc window to the front aspect and an open plan feel into an updated kitchen where you can find a range of modern cabinets, working surfaces incorporating a sink unit, gas hob, oven, plumbing for washing machine and an understairs cupboard.

## First Floor

The first floor has a double bedroom with full length mirrored wardrobes to one wall and linen cupboard housing the gas fired boiler.

To complete the accommodation there is a modern bathroom suite comprising, bath, wash hand basin and wc.

## Outside

Outside, there is an outside store cupboard, enclosed and paved garden and parking.

## Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council. - Tel: 0300-1267000

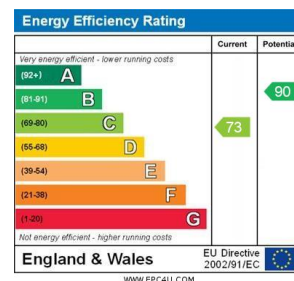
## Council Tax

Council Tax Band - A

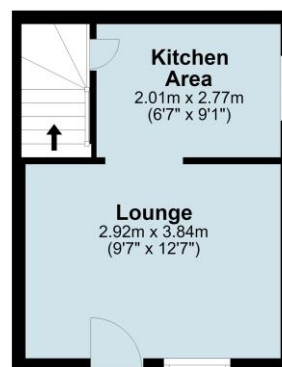
## Location

Longford Avenue lies in Little Billing, an established residential district on the eastern side of Northampton. The street is within the Billing ward and benefits from access to local schools, shops, and community facilities serving the wider Billing parish.

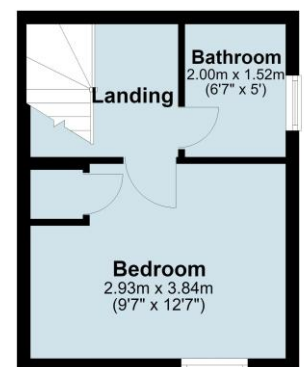
The area also provides convenient access to the A45, making travel into Northampton town centre and toward surrounding parts of Northamptonshire relatively straightforward. Nearby attractions include Billing Aquadrome, a large leisure park with lakes, events, and holiday accommodation.



**Ground Floor**  
Approx. 19.3 sq. metres (207.5 sq. feet)



**First Floor**  
Approx. 19.3 sq. metres (207.5 sq. feet)



Total area: approx. 38.6 sq. metres (415.0 sq. feet)

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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