

15 Twyford Close, Little Billing, Northampton, NN3 9HR
£129,995 Freehold

A one bedroom cluster style property with gas radiator heating and its own rear garden. The accommodation comprises; 12'5 x 12'4 lounge, kitchen, a double bedroom with built in wardrobes and a bathroom. Windows and doors are double glazed (where specified), and there is gas radiator heating. The property has direct access from the house to its own rear garden. This would make an ideal investment or first time purchase. EPC: D

One Bedroom | Open Plan | Lounge | Kitchen | Gas Radiator Heating | Rear Garden

modern marketing · traditional values

LOUNGE 3.76m x 3.78m (12'4 x 12'5)

Radiator. Dimmer switch. Television point. Heating thermostat control. Stairs to first floor. Double glazed window to rear elevation. Double glazed French doors to rear garden. Opening to;

KITCHEN 1.52m x 2.79m (5' x 9'2)

Stainless steel sink and drainer unit with mono taps over and cupboard under. Further wall and floor cupboards with work surfaces and tiling to splash back areas. Built in oven and hob. Space for under counter fridge and plumbing for washing machine. Under stairs storage cupboard. Heating boiler. Double glazed window to rear elevation.

FIRST FLOOR LANDING

Access to loft space. Doors to connecting rooms.

BEDROOM 3.45m x 3.20m (11'4 x 10'6)

Built in floor to ceiling mirror fronted sliding door wardrobes. Radiator. Television point. Two double glazed windows to rear elevation.

BATHROOM 1.88m x 1.88m (6'2 x 6'2)

Three piece suite comprising panelled bath with mixer shower attachment, pedestal wash hand basin and low flush WC. Radiator. Obscure double glazed window to rear elevation.

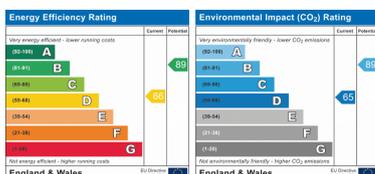
OUTSIDE

REAR GARDEN

Patio to the immediate rear of the property with the remainder mainly laid to lawn. Timber shed. Enclosed by timber fencing.

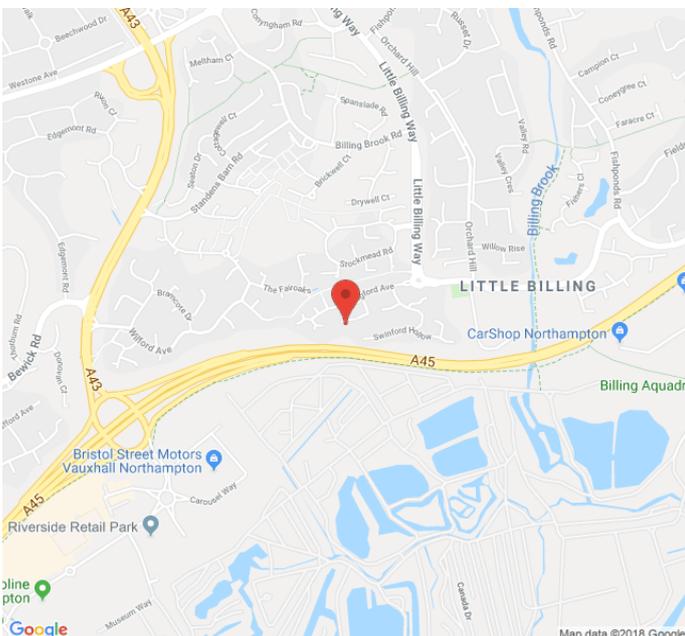
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

15 Twyford Close, Little Billing, Northampton NN3 9HR
£129,995 Freehold



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

15 Twyford Close, Little Billing, Northampton NN3 9HR
£129,995 Freehold