



59 Longford Avenue, Little Billing, Northampton, NN3 9HL
£125,000 Freehold

Jackson Grundy bring to the market a freehold one bedroom cluster home situated in Little Billing. The accommodation comprises lounge and kitchen to the ground floor and bedroom and bathroom to the first floor. Please call to arrange an internal inspection. EPC Rating: C

Freehold | No Chain | Gas Radiator Heating | Close To A45/M1 | Ideal For Buy To Let Investors

modern marketing · traditional values

LOUNGE 4.19m x 3.81m (13'9 x 12'6)

uPVC double glazed entrance door. uPVC window to side elevation. Radiator.

KITCHEN 2.74m x 1.93m (9'0 x 6'4)

uPVC double glazed window to side elevation. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Four ring electric hob, oven and extractor over. Stainless steel sink and drainer with mixer tap over. Space for white goods.

FIRST FLOOR LANDING

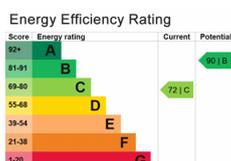
Doors to:

BEDROOM 3.12m x 2.90m (10'3 x 9'6)

uPVC double glazed window to side elevation. Radiator.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled floor to ceiling.

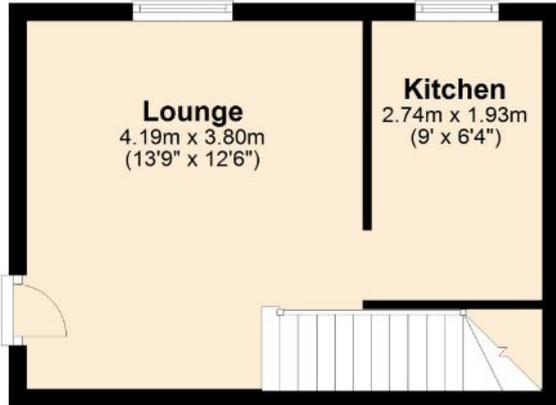


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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Ground Floor

Approx. 23.6 sq. metres (254.2 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.3 sq. feet)



Total area: approx. 48.1 sq. metres (517.5 sq. feet)



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).

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