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# Oransay Close, Great Billing, Northampton, NN3 9HF

£235,000 Semi-Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

A two bedroom semi detached property situated within the popular Great Billing area of Northampton, in close proximity of good amenities and road links.

## Features & Utilities

- ✓ Semi Detached
- ✓ Two Double Bedrooms
- ✓ Conservatory
- ✓ Garage
- ✓ Viewing is Recommended To Appreciate Size
- ✓ Vacant Possession



# Property Overview

A two bedroom semi detached property situated within the popular Great Billing area of Northampton, in close proximity of good amenities and road links. The accommodation comprises entrance hall, lounge, kitchen leading to conservatory, two double bedrooms and bathroom. Outside there are gardens to the front and rear, driveway providing off road parking leading to a garage. EPC Rating: C. Council Tax Band: B

## PORCH

Part obscure glazed entrance door. Door to lounge.

## LOUNGE 4.30m x 3.28m (14'1 x 10'9)

Double glazed window to front elevation. Radiator. Dog leg stairs rising to first floor landing. Central heating thermostat. Door to:

## KITCHEN/DINING ROOM 4.07m x 3.28m (13'4 x 10'9)

Fitted with a range of wall and base units with work surfaces over. Sink and drainer. Space for cooker. Extractor hood. Radiator. Plumbing for washing machine. Space for fridge/freezer. Tiling to splash back areas. Leading to:

## CONSERVATORY 2.80m x 4.36m (9'2 x 14'4)

Part brick and uPVC construction with double glazed windows and French doors to garden. Door to garage.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE 2.57m x 3.28m (8'5 x 10'9)

Double glazed window to front elevation. Radiator .

## BEDROOM TWO 2.51m x 3.28m (8'3 x 10'9)

Double glazed window to rear elevation. Radiator.

## BATHROOM

Suite comprising bath with shower over, wash hand basin and low level WC. Extractor fan. Shaver point. Tiling. Heated towel rail.

## OUTSIDE

### FRONT GARDEN

Open plan. Driveway providing off road parking leading to garage. Gravelled frontage.

### GARAGE 5.69m x 2.49m (18'8 x 8'2)

Power and light connected. Up and over door. Eaves storage.

### REAR GARDEN

Fully enclosed with fencing with rear gated access. Paved patio areas. Lawned garden.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### DRAFT DETAILS

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

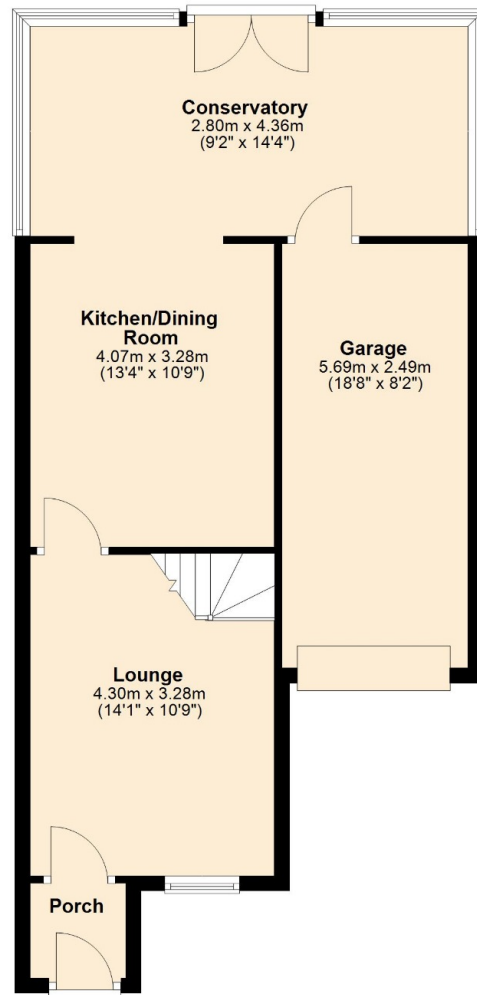
### AGENTS NOTES

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.

# Floorplan

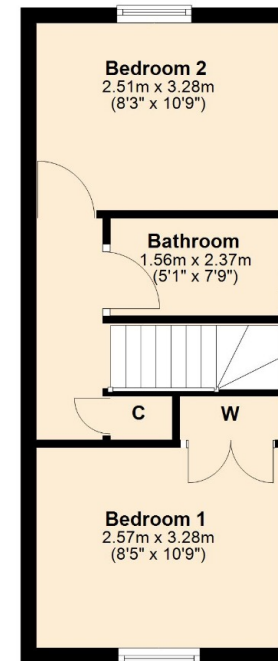
## Ground Floor

Approx. 61.2 sq. metres (659.2 sq. feet)



## First Floor

Approx. 27.0 sq. metres (291.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.2 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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