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# Wallingford End, Little Billing, NN3 9HQ

£150,000 End of Terrace



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are pleased to bring to the market this well presented and modernised one bedroom clusterhome situated in the popular village of Little Billing. The accommodation comprises open plan lounge/kitchen with breakfast bar, first floor landing, double bedroom and a shower room.

## Features & Utilities

- ✓ No Chain
- ✓ Well Presented
- ✓ Excellent Starter Home
- ✓ Refitted Kitchen
- ✓ Communal Parking
- ✓ Enclosed Garden
- ✓ Gas Radiator Heating
- ✓ UPVC Double Glazed Windows
- ✓ Built In Wardrobes
- ✓ Shower Room

# Property Overview

Jackson Grundy are pleased to bring to the market a well presented and modernised one bedroom cluster home situated in the popular village of Little Billing. The accommodation comprises open plan lounge/kitchen with breakfast bar, first floor landing, double bedroom and a shower room. Outside, to the side is an enclosed shingled seating area. The property is offered to the market with no onward chain. Please call 01604 784990 today to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: A

## **LOUNGE/KITCHEN 16'0" x 12'0" (4.88m x 3.66m)**

### **LOUNGE AREA**

Enter via UPVC double glazed door. Two UPVC double glazed windows to side elevation. Double radiator. Electric fireplace with a cast iron style surround. Stairs rising to first floor landing.

### **KITCHEN AREA**

Fitted with a range of base and wall mounted unit with worktops over incorporating composite one and a half bowl single drainer sink unit. Tiled splash back areas. Breakfast bar. Built in electric oven and four ring gas hob with extractor over. Built in microwave. Space for white goods. Tiled flooring. Electric fuse box. Gas fired combination boiler.

### **FIRST FLOOR LANDING**

Access to fully boarded loft space with fixed pull down ladder. Wood panelling. Coving to ceiling. Doors to: –

## **BEDROOM ONE 10'10" x 9'0" (3.30m x 2.74m)**

UPVC double glazed window to side elevation. Double radiator. Built in mirror fronted wardrobes. Coving to ceiling.

## **SHOWER ROOM 6'0" x 5'0" (1.83m x 1.52m)**

Obscure UPVC double glazed window to side elevation. Central heated towel rail. Suite comprising low level WC, pedestal wash hand basin with mixer tap over and corner shower cubicle. Tiled splash back areas.

## OUTSIDE

### GARDEN

Shingled path leading to the front door. Shingled to the side. Metal shed. Security light. Water tap. Enclosed by panelled fencing. Brick built shed housing gas meter.

### PARKING

Communal parking area.

### 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 Radiator

Parking – Communal

Accessibility – Ask Agent

Right of Way – No

Restrictions – No

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – No



## DRAFT DETAILS

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

## AGENTS NOTES

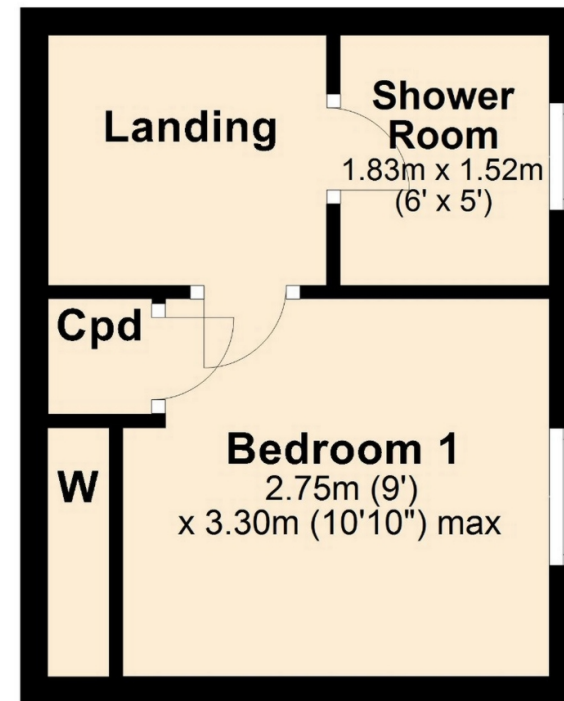
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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



## First Floor





# 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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