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Worcester Close, Little Billing, NN3 9GD

£230,000 Semi-Detached

2 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

Jackson Grundy are pleased to bring to the market an excellently presented two bedroom semi detached house with off road parking situated in Little Billing.

Features & Utilities

- ✓ Two Bedrooms
- ✓ Semi Detached
- ✓ Excellent Starter Home
- ✓ Off Road Parking For Two/Three Cars
- ✓ Gas Radiator Heating
- ✓ Close To Local Amenities

Property Overview

Jackson Grundy are pleased to bring to the market an excellently presented two bedroom semi detached house situated in Little Billing. The property comprises lounge and kitchen/dining room. To the first floor there are two double bedrooms and a family bathroom. Outside, there is a large rear garden with lawn and paved area and to the front there is a small front garden and parking for two to three cars. Early viewings are highly recommended. Call to arrange an internal inspection. EPC Rating: C. Council Tax Band: B

HALL

Double glazed entrance door. Door to:

LOUNGE 3.07m x 4.20m (10'1" x 13'9")

Double glazed window to front elevation. Radiator. Television point. Telephone point. Staircase rising to first floor landing.

KITCHEN/DINING ROOM 2.37m x 4.20m (7'9" x 13'9")

Double glazed window to rear elevation. Wall and base units. Combination boiler. Stainless steel sink and drainer. Space for washing machine, tumble dryer and fridge/freezer. Electric cooker, gas hob and extractor. Double glazed French doors to rear elevation.

FIRST FLOOR LANDING

Radiator. Doors to:

BEDROOM ONE 3.27m x 3.10m (10'9" x 10'2")

Double glazed window to front elevation. Radiator. Built in wardrobe,.

BEDROOM TWO 3.17m x 2.07m (10'5" x 6'10")

Double glazed window to rear elevation. Radiator. Access to loft space.

BATHROOM

Double glazed window to rear elevation. Suite comprising wash hand basin, bath with shower over and WC.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking for two/three cars. Lawn. Paved walkway to entrance door.

REAR GARDEN

Paved seating area. Side access. Fenced boundary. Lawn and wooden shed.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Gas Heating

Parking – Parking, Driveway

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

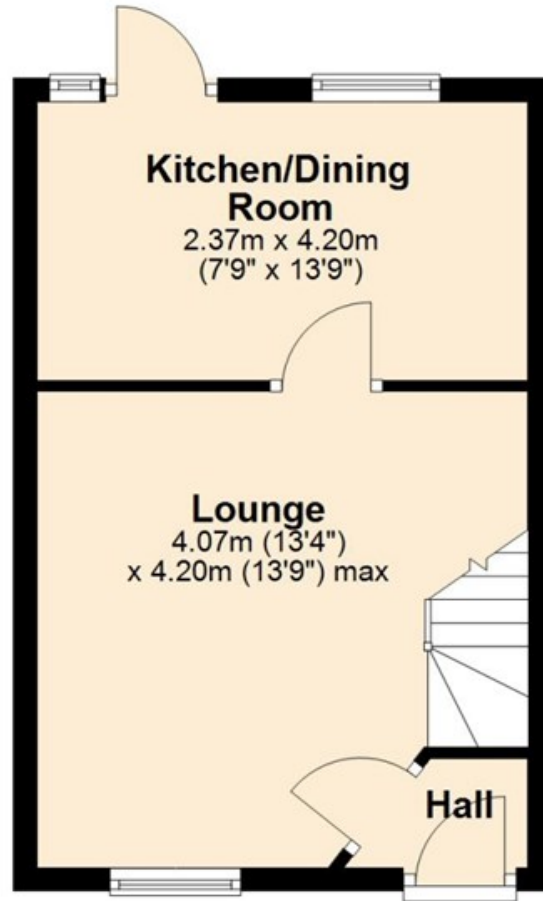
Rights and Easements – Ask Agent

AGENTS NOTES

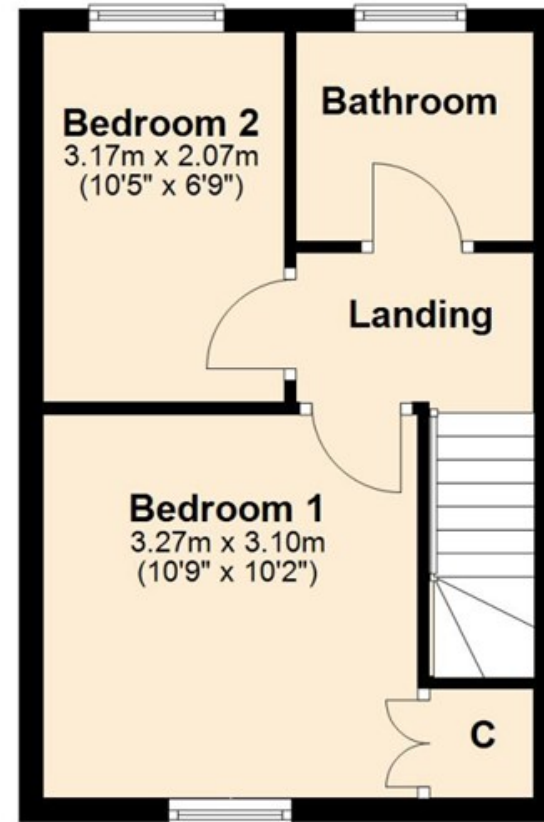
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

Ground Floor



First Floor



Total area: approx. 55.0 sq. metres (591.7 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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