



11 CLIFF COURT
LITTLE BILLING | NORTHAMPTON
£265,000 FREEHOLD



-  sales
-  lettings
-  town & country

An ideal opportunity for a first time buyer/rental investor to acquire this modern detached FREEHOLD Coach House situated within this popular location being close to many amenities. The spacious accommodation comprises entrance hall, lounge/dining room, open plan kitchen with integrated oven and hob, THREE bedrooms with an en-suite shower room and built in wardrobes to the master bedroom and main bathroom with shower. Externally there is a rear garden, single garage and allocated parking. The property also offers uPVC double glazing and gas radiator central heating. The property is pleasantly situated within a cul-de-sac and is offered for sale with vacant possession. An early viewing is highly recommended. Council tax band C. EPC rating B. There is an annual maintenance charge approximately £300 per annum towards the green areas on the development.

A three bedroom detached Coach House | Freehold property | Ideal first purchase/rental investment |



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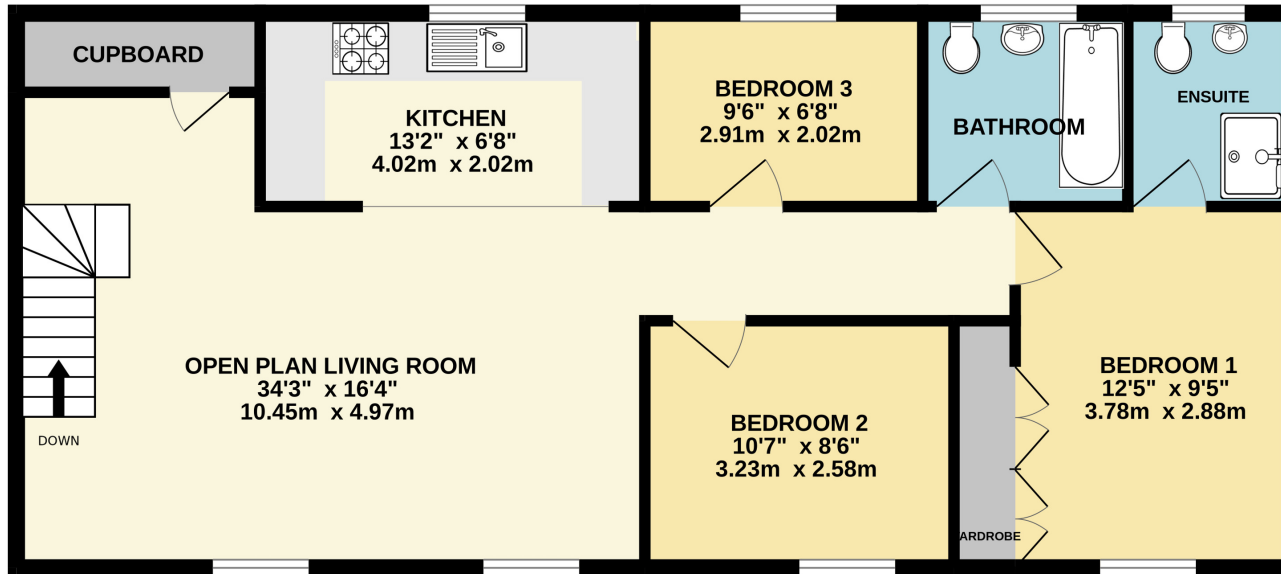
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK







GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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