

72 Billing Road, Northampton NN1 5DE



Jackson-Stops  
& Staff



People **Property** Places

A beautiful three-storey townhouse close to the centre of the town

## The Property

### Ground Floor

#### Entrance Hall

Wooden floor, door downstairs leading to the basement/cellar.

#### Sitting Room

Bay window to front, feature fireplace with open fire, cupboard with shelving above, stripped wooden floors.

#### Living Room

Feature fireplace with wood burning stove, stripped wooden floors

#### Kitchen/Dining room

Fitted kitchen with Rangemaster gas cooker, dishwasher, fridge, stripped wooden floors

#### Utility Room

Fridge/freezer, washing machine, door leading to garden

#### Cloakroom

WC, hand basin

### First Floor

#### Master Bedroom

Window to front, stripped wooden floor, feature fireplace

#### En Suite to Master Bedroom

Three piece bathroom suite with shower over bath

#### Bedroom 2

Stripped wooden floor, window to rear.

#### Bedroom 3

Stripped wooden floor, feature fireplace, window to rear.

#### Family Bathroom

Roll top bath, wash basin, WC, double size shower unit, tiled floor

### Second Floor

#### Bedroom 4

Stripped wooden floors, feature fireplace, window to rear.

#### Shower Room

Double size shower unit, wash basin, WC.

#### Bedroom 5

Stripped wooden floors, two windows to front

### Outside

Good sized, well maintained garden to the rear, double garage, which is accessed from the rear of the property and has electric doors.

### Location

The area has easy access to the M1 (Junction 15). Trains to London Euston have a journey time of around an hour and also trains from Wellingborough to St Pancras take around 50 minutes. There is primary school education close-by with secondary education at Weston Favell Upper School, Northampton School for Boys and Northampton School for Girls. Private schools in the area include, Wellingborough School, Northampton High School for Girls and Pitsford School.

- Northampton Town Centre 2 miles
- M1 (Junction 15) 4 miles
- Wellingborough 10 miles
- Milton Keynes 16 miles

(Distances/time approximate)



## Directions (NN1 5DE)

From Northampton take the Billing Road towards St Andrews Hospital. Continue past the hospital, passing Upper Thrift Street on your left and the property can be found a short distance on the left hand side.

## Property Information

Services: All mains services are connected

Local Authority: Northampton Borough Council

Tel: 0300 330 7000

Council Tax Band: 'F'

## Rental Terms

Rental price is £1,800 per calendar month. The letting will be on an Assured Shorthold Tenancy. The tenant will be responsible for the usual outgoings, electricity and council tax. Rent will be payable monthly in advance and the agents will require a deposit of £2,700 for the duration of the tenancy. Application fee of £100 plus £50 per tenant. Half a month's rent will be required to hold the property. **Garden maintenance included.**

Viewing: Only by appointment with Jackson-Stops & Staff – Tel: 01604 632 991

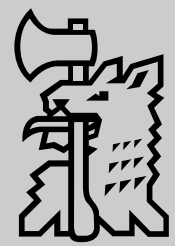
June 2016



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         | 78        |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E | 54      |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

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