

93 Alchester Court

**TOWCESTER
NN12 6RN**

£300,000



- **TOWN CENTRE LOCATION**
- **ENSUITE SHOWER ROOM**
- **ALLOCATED PARKING**
- **KITCHEN DINER**
- **THREE BEDROOM**
- **DOWNSTAIRS W.C.**
- **CONSERVATORY**
- **EPC RATING TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the centre of Towcester, within walking distance of local shops, schools and amenities, this modern three bedroom home is offered with a complete chain making an ideal family home. The accommodation comprises an entrance hall, sitting room, kitchen diner, conservatory with underfloor heating and a downstairs w.c. on the ground floor. To the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. There are low maintenance gardens to the front and rear with allocated parking in a communal car park to the rear. Benefits include uPVC double glazing and gas fired radiator heating.

Ground Floor

Entrance Hall

Entered via a part glazed door, radiator. Telephone point, doors to the cloakroom W.C. and the sitting room.

Cloakroom W.C.

Fitted with a modern suite comprising a low level W.C., wash hand basin, radiator, extractor fan, tiling to splash back areas.

Sitting Room

Double glazed windows to the front elevation, radiator, television point, door to the rear lobby.

Rear Lobby

Stairs rise to the first floor landing, door to the kitchen diner.

Kitchen Diner

Fitted with a modern range of wall and base level units with worksurfaces over, inset sink drainer, integrated oven and hob with an extractor over, fridge freezer point, space for a table and chairs, double glazed window to the rear garden, French doors to the conservatory.

Conservatory

Of uPVC construction with doors and windows to the garden, underfloor heating.

First Floor

Landing

Loft access hatch, airing cupboard, doors to the first floor rooms:

Bedroom One

Double glazed window to the rear elevation, radiator, double wardrobe, door to the ensuite shower room.

Ensuite

Fitted with a suite comprising a Tiled shower cubicle, low level W.C. and a wash hand basin, tiling to splash back areas, extractor fan, double glazed window to the rear elevation.

Bedroom Two

Double glazed window to the front elevation, radiator.

Bedroom Three

Double glazed window to the front elevation, radiator.

Family Bathroom

Fitted with a three piece suite comprising bath with shower attachment over, wash basin and W.C., tiled splashback areas, shaver point, radiator.

Outside

Gardens

TO the front there is a gravelled flower bed with neatly maintained maturing bushes and the rear a fence enclosed rear garden has been laid to patio with gated side access to the parking space.

Agents Notes

Local Authority: South Northamptonshire Council

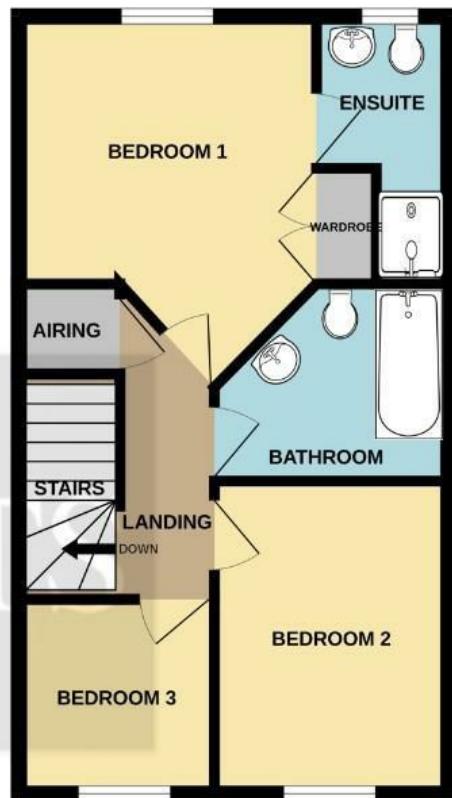
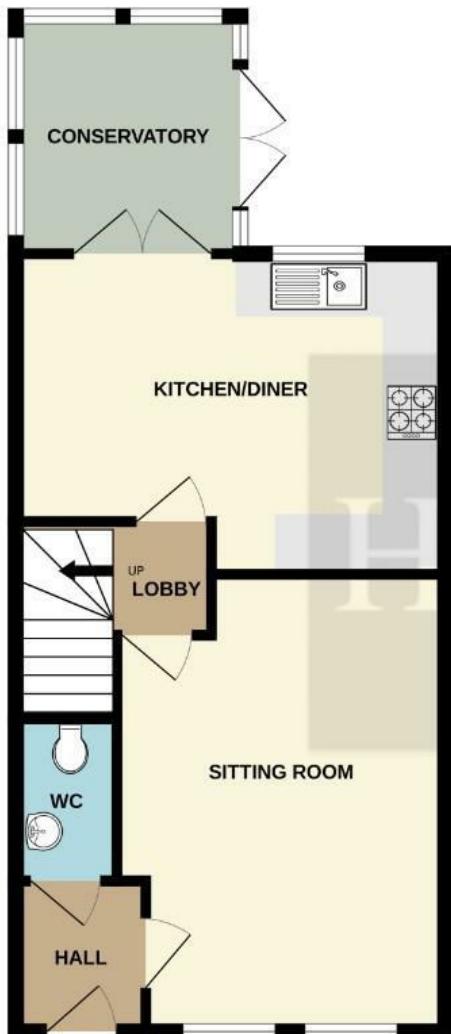
Council Tax Band C

Energy Performance Rating: TBC



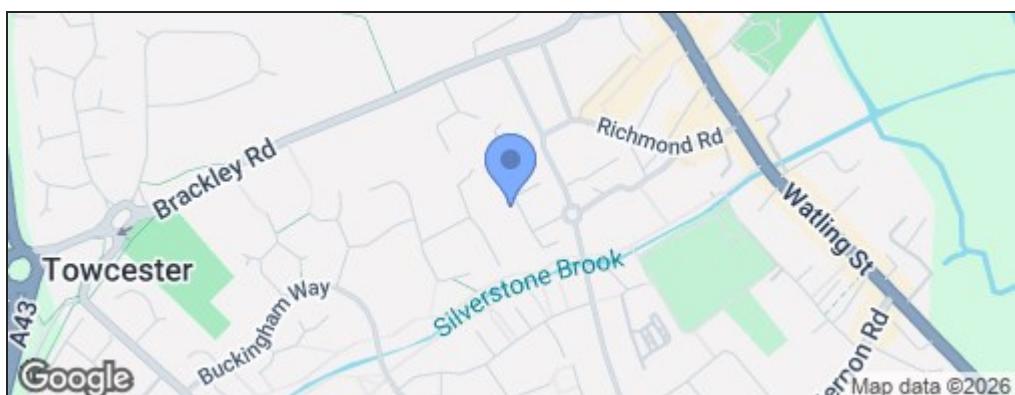
GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.