



31 Bickerstaffes Road, Towcester, Northamptonshire, NN12 6EG

HOWKINS &
HARRISON

31 Bickerstaffes Road, Towcester,
Northamptonshire
NN12 6EG

Guide Price: £260,000

An exciting opportunity to acquire this semi-detached property set within easy walking distance of the town centre. Currently configured with two first floor bedrooms, two reception rooms, a kitchen and a downstairs shower room, the property offers scope for improvement and extension subject to planning.

Features

- Semi-detached property
- Two bedrooms
- Sitting room
- Dining room
- Conservatory
- Kitchen
- Ground floor shower room
- Large garden
- Garage & parking
- Energy rating D



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

Entrance hall, sitting room, conservatory, kitchen, dining room and ground floor shower room.

First Floor

Two good sized bedrooms, both with storage rooms off.

Outside

The property sits within easy walking distance of the town centre and supermarket and is set back from the road behind a privet hedge. A footpath leads to the front door and there are gates that lead to the garage and off-road parking.

Agents Note: Please note it is the vendor's intention to insert a Development Uplift Clause into the sale contract in the sum of 30% of the uplift in value over 25 years, triggered by the granting of Planning Permission for additional property(ies)

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

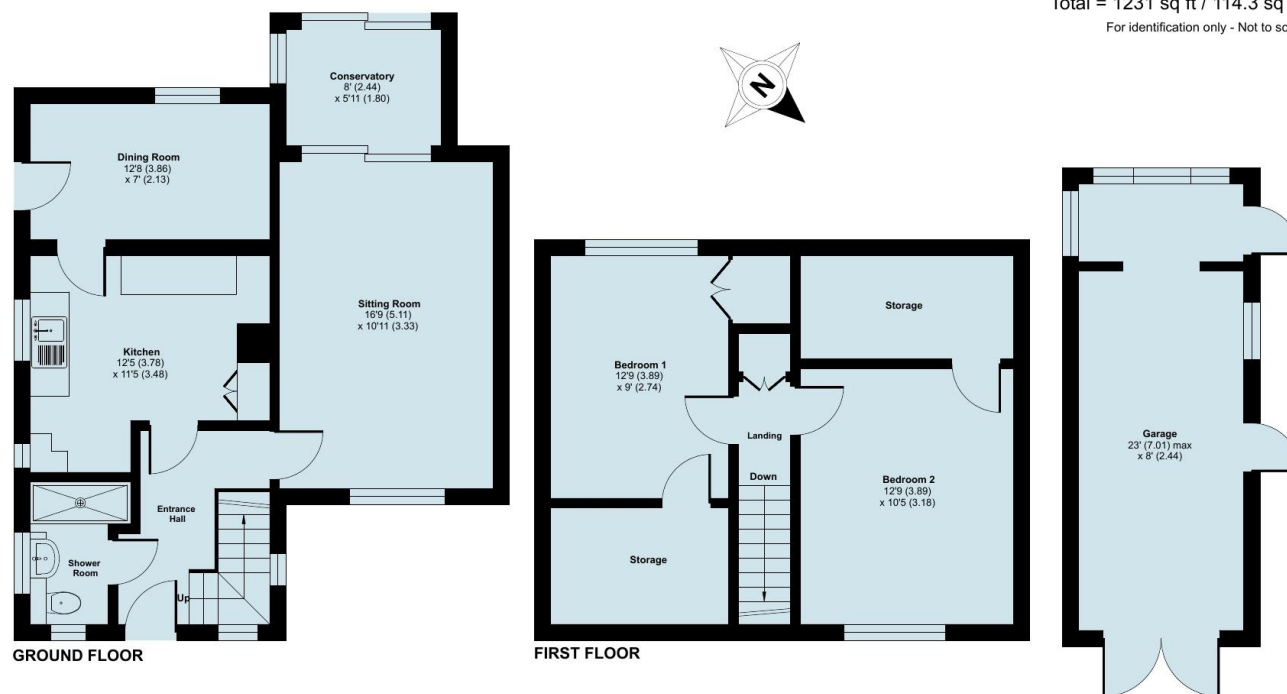
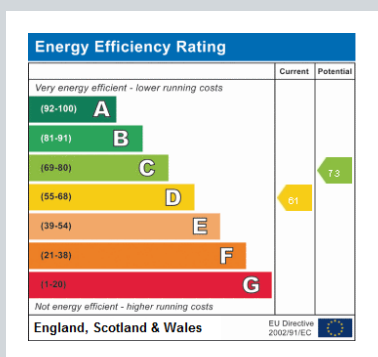
Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - B



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Howkins & Harrison. REF: 1137946

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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