



24 Pomfret Road, Towcester, Northamptonshire, NN12 6ET

HOWKINS &
HARRISON

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Northamptonshire, NN12 6ET

Guide Price: £225,000

Set in the heart of Towcester, and within easy walking distance of the facilities in the town centre, this delightful and traditional mid-terraced cottage offers an exciting opportunity to renovate and remodel to suit. The cottage currently has two bedrooms, two reception rooms and two bathrooms, along with a pleasant and private garden space.

Features

- Mid terraced cottage
- Traditional & characterful
- Opportunity to remodel & renovate
- Two bedrooms
- Two reception rooms
- Two bathrooms
- Garden
- No onward chain
- Energy rating F



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 Towcesterians 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.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.



Ground Floor

Entrance porch leading to the sitting room, and on into the dining room. Currently, the kitchen space is beyond the dining room where a door leads to the garden and to the outside WC.

First Floor

On the first floor are two bedrooms, one with built in cupboards, and a shower room.

Second Floor

Stairs lead to an attic bathroom with a good storage area.

Outside

The property is approached by a footpath leading to the front door. The front garden is enclosed by a low-level wall and planted with mature shrubs. To the rear of the property, a communal footpath runs along the back of the terrace of cottages, and leads on into the private and somewhat secluded, garden area. This is mostly laid to lawn and edged with mature shrubs and bushes.

Viewing Arrangements

Strictly by prior appointment via the selling agents,
Howkins & Harrison. Contact Tel: 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

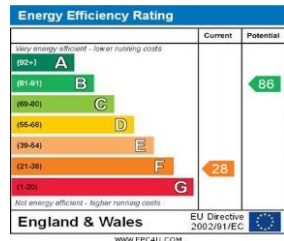
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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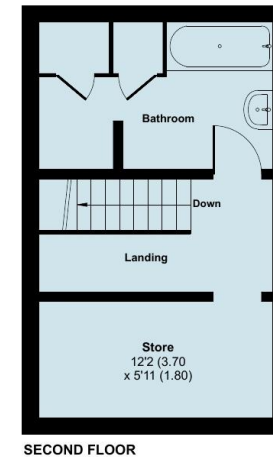
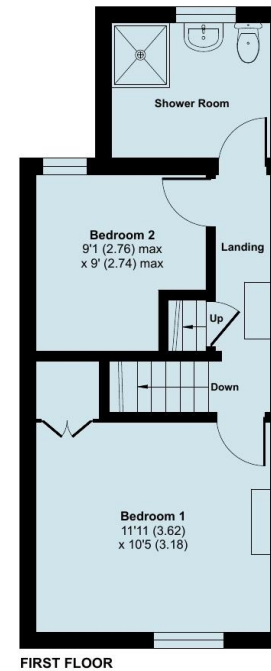
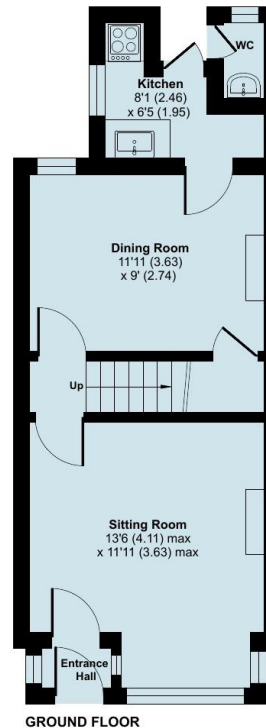
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Approximate Area = 926 sq ft / 86 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 934 sq ft / 86.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1277891

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.