



108 Brackley Road, Towcester, Northamptonshire, NN12 6DJ

HOWKINS &  
HARRISON



108 Brackley Road, Towcester,  
Northamptonshire, NN12 6DJ

Guide Price: £310,000

A delightful mid terrace property, offered with no chain, is conveniently located on the sought after Brackley Road and within easy walking distance of the local schools and the all the amenities available in the centre of Towcester. The property is beautifully presented and offers two good size bedrooms, a family bathroom, sitting room and kitchen/dining room, along with a brick-built store, and a large, enclosed, and beautifully maintained garden with a new summer house. To the front of the property is a block paved driveway with parking for two cars.

### Features

- Close to town centre
- No Chain
- Two bedrooms and family bathroom
- Sitting room
- Kitchen/dining room
- Brick built outbuilding
- Mid terrace
- Large well maintained garden
- Driveway parking
- Energy rating C



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Land App



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## 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 with wood burning stove, kitchen/dining room with a range of fitted units and integrated appliances including an oven & hob, microwave, dishwasher and washing machine, with a space for a fridge freezer.

## First Floor

There are two good size bedrooms and a family bathroom.

## Outside

The property is approached by a block paved driveway leading to the front door and offering parking for two cars. To the rear of the property is a courtyard area with access to the brick-built outbuilding with power connected, and opening out into a substantial garden mostly laid to lawn with mature borders. The garden is enclosed on all sides, and there is a large, gravelled area towards the back with a garden shed and a recently installed summer house.

**Agents note:** This property enjoys a pedestrian right of way over the rear garden of the neighbouring property to use the side access.

## 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

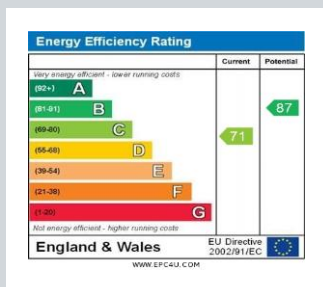
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



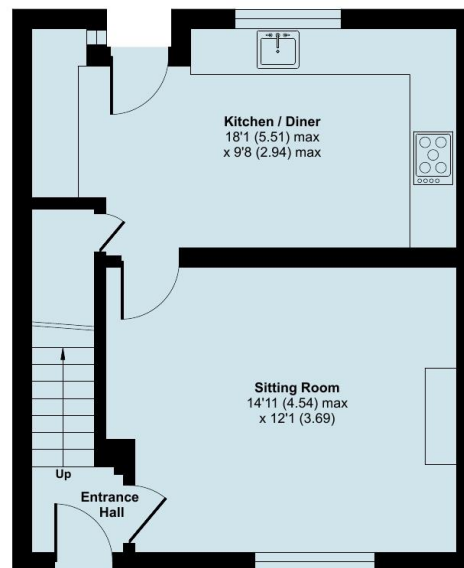
## Brackley Road, Towcester, NN12

Approximate Area = 795 sq ft / 73.8 sq m

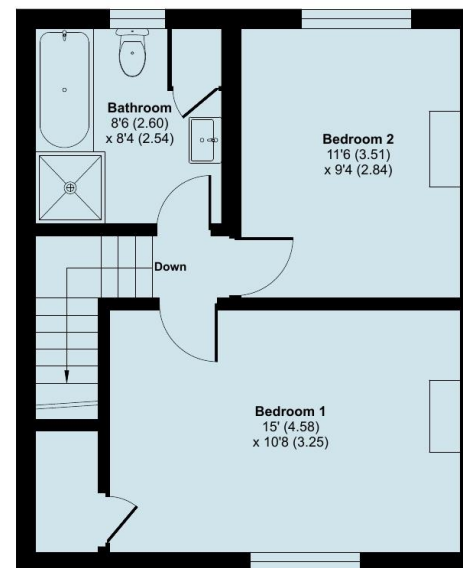
Outbuilding = 55 sq ft / 5.1 sq m

Total = 850 sq ft / 79 sq m

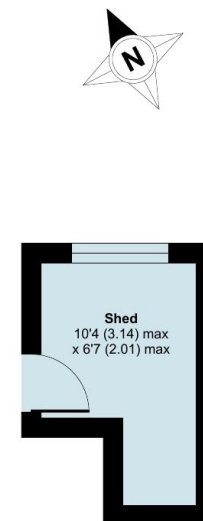
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



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: 1289967

## Howkins & Harrison

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