



8 Sandyhome Road, Towcester, Northamptonshire, NN12 6HA

HOWKINS &
HARRISON

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Northamptonshire, NN12 6HA

Guide Price: £260,000

Offered with no onward chain, this good sized three-bedroom, mid terrace property enjoys enclosed front and rear gardens. Situated just a short drive from Towcester town centre, and the many amenities on offer.

Features

- Central Towcester location
- No onward chain
- Extended kitchen/diner with breakfast room
- Useful utility /store room
- Large shower room
- Three bedrooms
- Sitting room
- Downstairs cloakroom
- Mid terrace property
- Front and rear gardens
- Energy Rating- D



Location

Conveniently situated within comfortable walking distance from Towcester town center'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, with hallway and stairs rising to the first floor, a doorway to the sitting room, and downstairs cloakroom. At the rear of the property is the kitchen/diner which has been extended to provide an open plan breakfast room, with a doorway to the rear garden. There is also a useful utility/store room.

First Floor

To the first floor, three bedrooms and a large shower room.

Outside

The property is approached via a gated entrance with a pathway leading to the front door with lawned gardens either side, all enclosed by low panel fencing. To the rear the mature garden is mainly laid to lawn with large shed and paved pathway to rear.

Agents Note

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

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

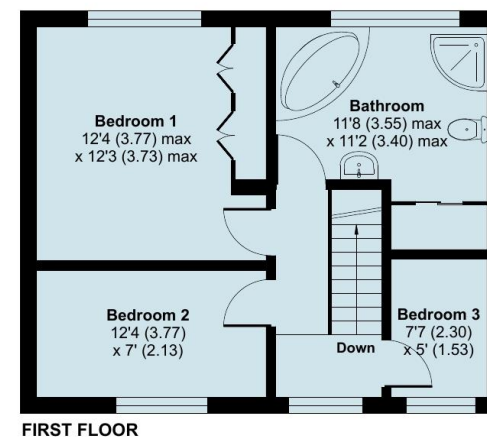
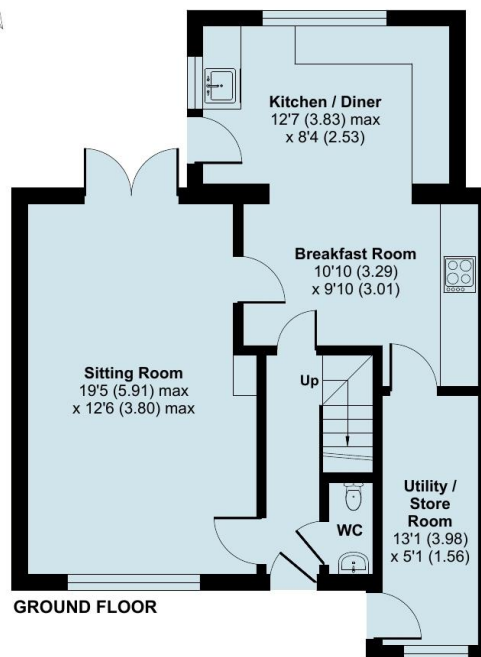
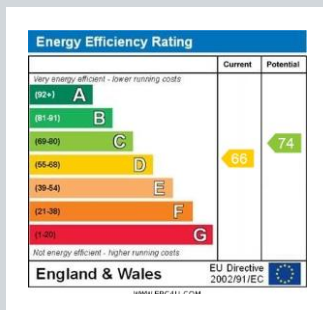
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



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: 1319278

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Approximate Area = 1057 sq ft / 98.1 sq m

For identification only - Not to scale

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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.