



2 Chantry Lane, Towcester, Northamptonshire, NN12 6YY

HOWKINS &
HARRISON

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Northamptonshire, NN12 6YY

Guide Price: £350,000

Part of the Moat Lane development constructed by Clayson Country Homes in 2016, this three bedroom character property occupies an enviable location in the centre of the historic town of Towcester. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen / dining room, three first floor bedrooms and family bathroom. There is a courtyard garden to the rear and one allocated parking space accessed via electric gates.

Features

- Constructed in 2016
- Clayson Country Homes
- Town centre location
- Sitting room
- Kitchen / dining room
- Ground floor cloakroom
- Three bedrooms
- Family bathroom
- Courtyard garden
- One allocated parking space
- EPC Rating: B



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

There is a dwarf wall and railings, with front door opening into the hallway with cloakroom off. The sitting room is to the front overlooking the Church, whilst the comprehensively fitted kitchen / dining room is to the rear, with glazed double doors opening into the courtyard garden.

First Floor

The landing opens to three generous bedrooms and the family bathroom.

Outside

There is a fully enclosed courtyard garden to the rear, with a pedestrian gate leading to the gated parking area, within which is one allocated parking space.

Agents Note

We understand there is a management charge payable for the maintenance of the communal areas and services, at the time of writing we are seeking clarification on this point.

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

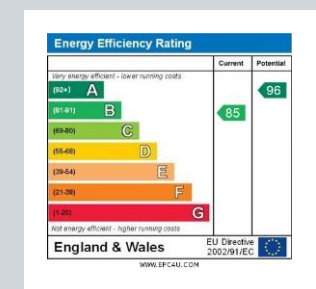
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

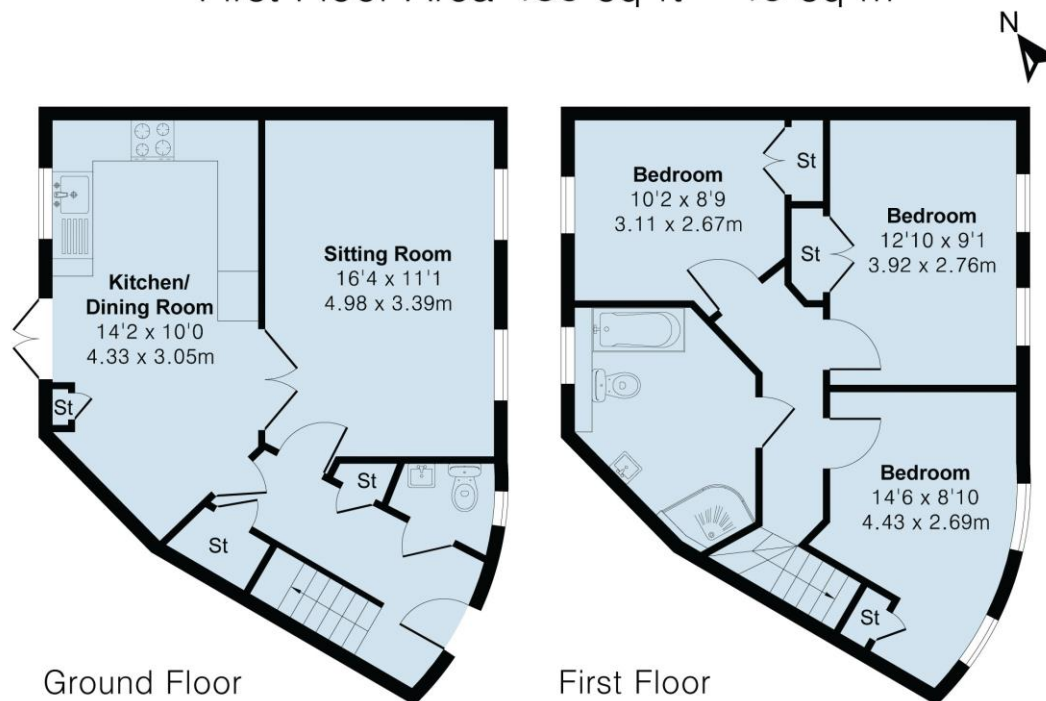
Council Tax Band – C



Approximate Gross Internal Area 970 sq ft - 90 sq m

Ground Floor Area 485 sq ft – 45 sq m

First Floor Area 485 sq ft – 45 sq m



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.