



7 Catterick Way, Towcester, Northamptonshire, NN12 6NX

HOWKINS &
HARRISON

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Northamptonshire, NN12 6NX

Guide Price: £315,000

Presented in excellent condition throughout, this end of terrace property was constructed in 2019 by Persimmon Homes to their 'Weedon' design. The accommodation includes a spacious sitting/dining room, kitchen, cloakroom, master bedroom with en-suite, two further bedrooms and a family bathroom. The property further benefits from an enclosed, Westerly facing garden and ample driveway parking.

Features

- Presented with no onward chain
- Persimmon Homes 'Weedon'
- Master bedroom en-suite
- Two further bedrooms
- Family bathroom
- Spacious sitting/dining room
- Kitchen
- Westerly facing rear garden
- Ample driveway parking
- Energy 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 Towcestrians 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 hall, with cloakroom off and stairs rising to the first floor. A doorway leads to the well fitted kitchen, and a separate sitting/dining room, with double doors leading to the patio and garden beyond.

First Floor

The master bedroom benefits from an en-suite shower room. There are two further bedrooms, sharing a family bathroom.

Outside

There is a driveway to the side of the property, providing off-road parking for at least two cars. A footpath leads to the front door, with the remainder of the neat front garden mostly gravelled. To the rear, the enclosed garden enjoys a Westerly aspect, mostly laid to lawn with a patio seating area.

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

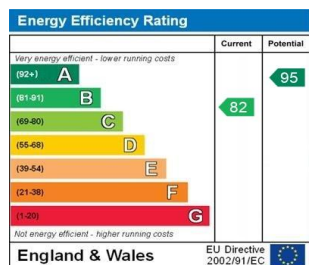
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



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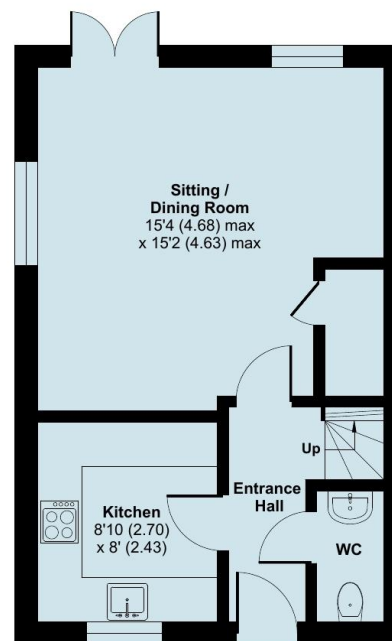
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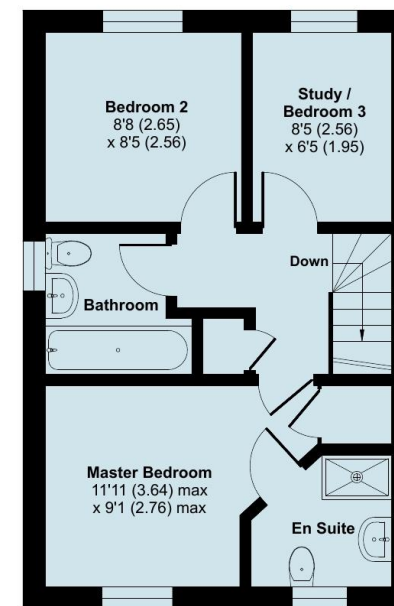
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Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1374726

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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