



106 Brackley Road, Towcester, Northamptonshire, NN12 6DJ

HOWKINS &  
HARRISON



106 Brackley Road, Towcester  
Northamptonshire  
NN12 6DJ

Guide Price: £300,000

Set within easy walking distance of all the amenities within the thriving market town of Towcester, this two bedroom, end of terrace property offers well-proportioned accommodation. Outside, the property further benefits from driveway parking, a garage, extensive rear gardens and a summerhouse.

#### Features

- No onward chain
- Well proportioned accommodation
- Two bedrooms
- Family bathroom
- Sitting room
- Kitchen/dining room
- Extensive gardens
- Driveway parking
- Garage & summerhouse
- Energy rating D





## 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, with stairs rising to the first floor and a doorway to the sitting room, complete with a wood burner. The kitchen/dining room is at the rear of the property, which benefits from a range of fitted units and a doorway leading to the rear garden.

### First Floor

Two spacious double bedrooms, and a family bathroom.

### Outside

The property is approached by a gated driveway providing ample off-road parking and access to the garage. The remainder of the front garden is mostly laid to lawn, with mature borders and a path to the front door, and a courtesy gate to the rear. To the rear of the property, the enclosed garden is beautifully maintained, mostly laid to lawn with mature shrubs and well stocked borders, a large, decked seating area, and a vegetable patch. There is a useful storage shed, greenhouse and summerhouse.

### Agents Note

There is a pedestrian right of way over the rear garden for the neighbour to use the side access. 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

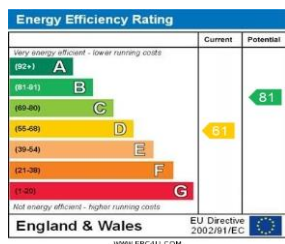
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

## Tenure: Freehold

## Local Authority

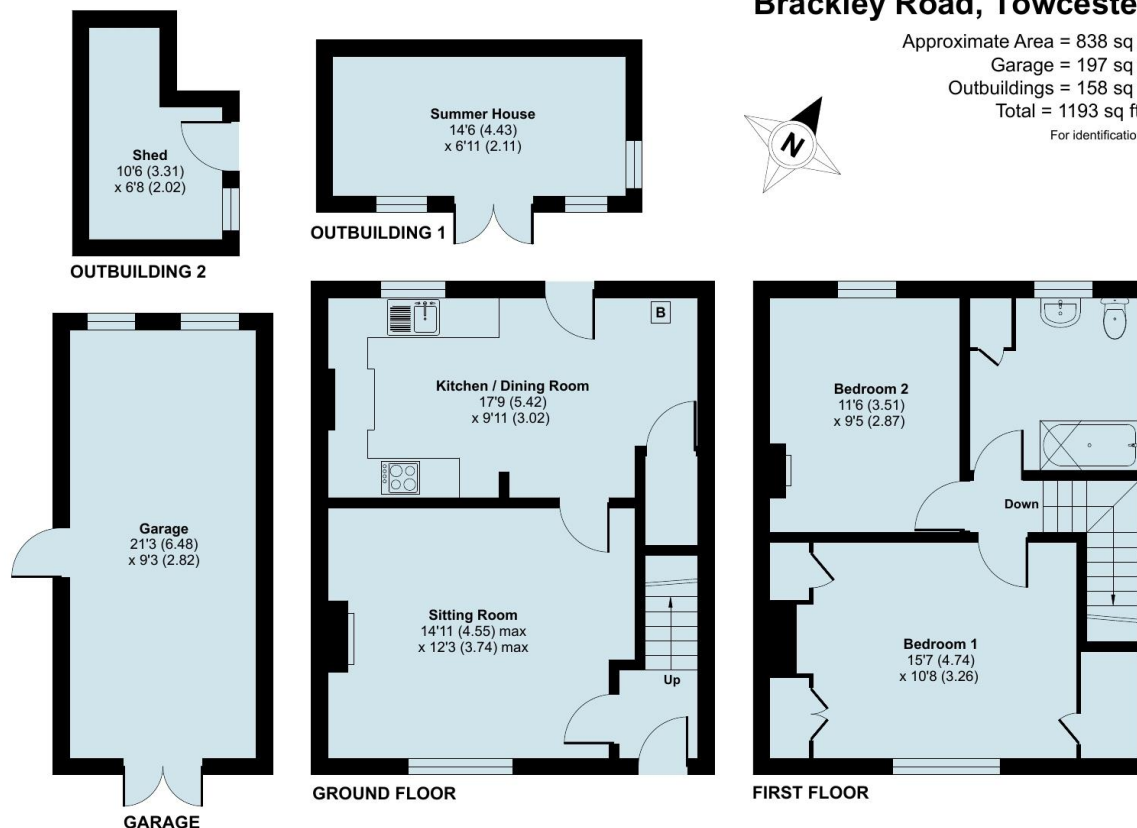
West Northamptonshire Council: Tel:0300 1267000.

## Council Tax Band: B



## Brackley Road, Towcester, NN12

Approximate Area = 838 sq ft / 77.8 sq m  
Garage = 197 sq ft / 18.3 sq m  
Outbuildings = 158 sq ft / 14.6 sq m  
Total = 1193 sq ft / 110.7 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). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1281027

## 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.