

Bartram & Co



108 Redcar Road
, Towcester, NN12 6LZ

Asking Price £364,950 - Freehold



Council Tax Band: C Service Charge: x Ground Rent: x

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Bartram & Co are pleased to present this three-bedroom semi-detached property, constructed by Bloor Homes and located on the 'Furlongs' development close to Towcester town. The property features an entrance hall, living room, kitchen, and W.C. On the first floor, there are three bedrooms, including a master bedroom with an en-suite shower room. The property also benefits from a four-piece family bathroom, an enclosed good-sized rear garden, and a garage with off-road parking for two vehicles. Additionally, the property still holds the remaining portion of its NHBC Guarantee.

LOCATION:

TOWCESTER Situated within walking distance of the thriving market town are Towcester's many amenities including primary and secondary schools, shops, bars and restaurants, doctor and dentist surgeries and a leisure centre. There is good access to the main 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 golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, junior sports including football, rugby, netball, hockey, cricket and motor racing at Silverstone circuit.

ENTRANCE HALL:

Entered via a UPVC part glazed door. Stairs rising to first floor. Under stairs cupboard.

LOUNGE/DINING AREA

15'6" x 10'8" (4.73 x 3.26)

A dual aspect room with a UPVC double glazed window to front aspect and French doors to the rear. Radiator.

KITCHEN/BREAKFAST ROOM

10'5" x 10'4" (3.19 x 3.17)

UPVC Window to the rear aspect, Fitted with a range of base and eye level units with complementary working surfaces over. There is a composite sink with mixer tap over, a single oven with four ring electric hob, extractor hood over with integrated dishwasher, washing machine and fridge/freezer. Extractor fan. Radiator.

W.C.:

Fitted with a two piece suite comprising a wash basin and a low level W.C. Radiator.

LANDING:

UPVC Window to the rear aspect. Airing cupboard housing wall mounted gas fired boiler. Storage cupboard. Radiator.

MASTER BEDROOM:

15'6" x 10'7" (4.74 x 3.25)

UPVC Window to the front aspect. Built-in wardrobes with hanging rails, shelving and sliding mirrored doors. Radiator.

EN-SUITE SHOWER ROOM:

6'0" x 5'6" (1.84 x 1.69)

UPVC Window to the rear aspect, A fitted white three piece suite comprising a wash basin, a shower cubicle and a W.C. Extractor fan. Heated towel rail.

BEDROOM TWO:

10'6" x 7'10" (3.22 x 2.41)

UPVC Window to the front aspect. Radiator. Access to loft space.

BEDROOM THREE:

7'2" x 6'11" (2.19 x 2.13)

UPVC Window to the rear aspect. Radiator.

FAMILY BATHROOM:

9'4" x 6'9" (2.86 x 2.08)

UPVC Window to the front aspect. A white four piece suite comprising a wash basin, shower cubicle, paneled bath with handheld shower attachment and a W.C., Extractor fan. Shaver point. Heated towel rail.





OUTSIDE:

Enclosed by red brick walls and part timber panelled fencing, a good sized rear garden with a patio seating area with pathway, courtesy door to driveway and front.

GARAGE AND DRIVEWAY:

Tarmacadam driveway with parking for two cars, Metal up and over garage door, eaves storage with power and light.

TENANT FEES ;

HOLDING PAYMENT: A holding payment equivalent to 1 weeks rent is payable upon the start of the application.

SUCCESSFUL APPLICATIONS: Any holding deposit will be offset against the initial rent and deposit, with the agreement of the payee.

FAILED APPLICATIONS: A holding deposit will not be refunded in circumstances where the tenant withdraws, fails a Right to Rent check or provides false or misleading information that materially affects their suitability to rent the property.

FEES PAYABLE IN ACCORDANCE WITH THE TENANTS FEE ACT 2019 : Additional charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.

TENANCY AGREEMENT: An Assured Shorthold Tenancy Agreement will be drawn up and must be signed by all tenants. A tenant is any person over the age of eighteen years, residing in the property on a permanent basis. This Agreement is a legally binding document. Anyone entering into this legal Agreement must be aware of the responsibilities and liabilities involved. If you are unsure, please take legal advice.

ANTI-MONEY LAUNDERING: To comply with anti-money laundering regulations, Bartram & Co have to be satisfied as to the identity, residency status and right to reside of all tenants. Failure to provide the requested documentation will affect your ability to rent the property.

CLIENT MONEY PROTECTION: Bartram & Co are members of SAFEagent and provide full client money protection. <https://safeagents.co.uk/for-agents/client-money-protection/>

REDRESS SCHEME: Bartram & Co are members of the Property Redress Scheme. <https://www.theprs.co.uk/consumer/members/>

VAT – All fees quoted are inclusive of VAT at the prevailing rate

Floor Plan



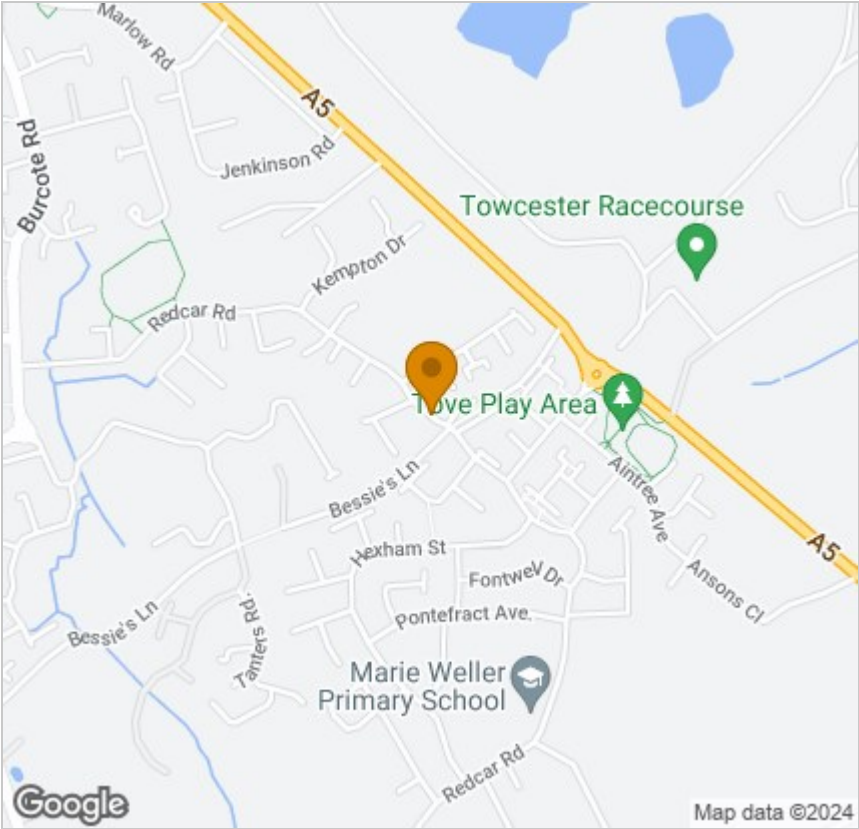
Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

