

for sale

£265,000



Badgers Road Towcester NN12 6FU

Ideally set in the desirable location of Towcester, and offered to the market with **NO UPWARD CHAIN**, this property benefits from the remainder of its NHBC guarantee. Viewing of this well presented two bedroom end of terrace home is highly advised to fully appreciate.



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Entrance Hall

Door to the front elevation, with further door leading to the open plan kitchen/ dining/ living room. Wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

Two piece white suite comprising low level flush w.c and hand wash basin with tiling to splash back area. Extractor fan and wall mounted radiator.

Kitchen/ Dining/ Living Room

21' 11" x 11' 10" into recess (6.68m x 3.61m into recess)

Kitchen Area

Modern fitted kitchen with a range of wall and base level units. One and a half sink and drainer with mixer tap over, set into work surfaces with unit with complimentary splash backs. Integrated appliances comprise electric oven and four ring gas hob with stainless steel extractor hood over. Plumbing for washing machine, space for upright fridge/freezer and UPVC double glazed window to the front elevation. Open to the living/dining room.

Living/ Dining Area

UPVC Double glazed French doors to the rear elevation, leading out to the rear garden. UPVC double glazed windows to the rear and side elevations, Wall mounted radiator and breakfast bar providing two dining spaces.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to two double bedrooms and the family bathroom. Access to the loft space.

Bedroom One

12' x 8' 2" (3.66m x 2.49m)

Double room with UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Two

12' x 6' 9" max (3.66m x 2.06m max)

Double room with UPVC double glazed window to the front elevation. Wall mounted radiator and storage cupboard.

Family Bathroom

Three piece white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Extractor fan, heated towel rail and UPVC opaque double glazed window to the side elevation.



Outside

Parking

Off road parking set to the front of the house for two cars side by side. Gated access to the side leading to the rear garden.

Rear Garden

Mainly laid to lawn with retaining timber fencing. Paved patio area and gated access to the side leading to the front of the house.

Council Tax Band

B







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WFL407670 - 0006

Tenure: Freehold

EPC Rating: B

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