



Sandown Road, Towcester, NN12 6NJ



24 Sandown Road
Towcester
Northamptonshire
NN12 6NJ

£360,000

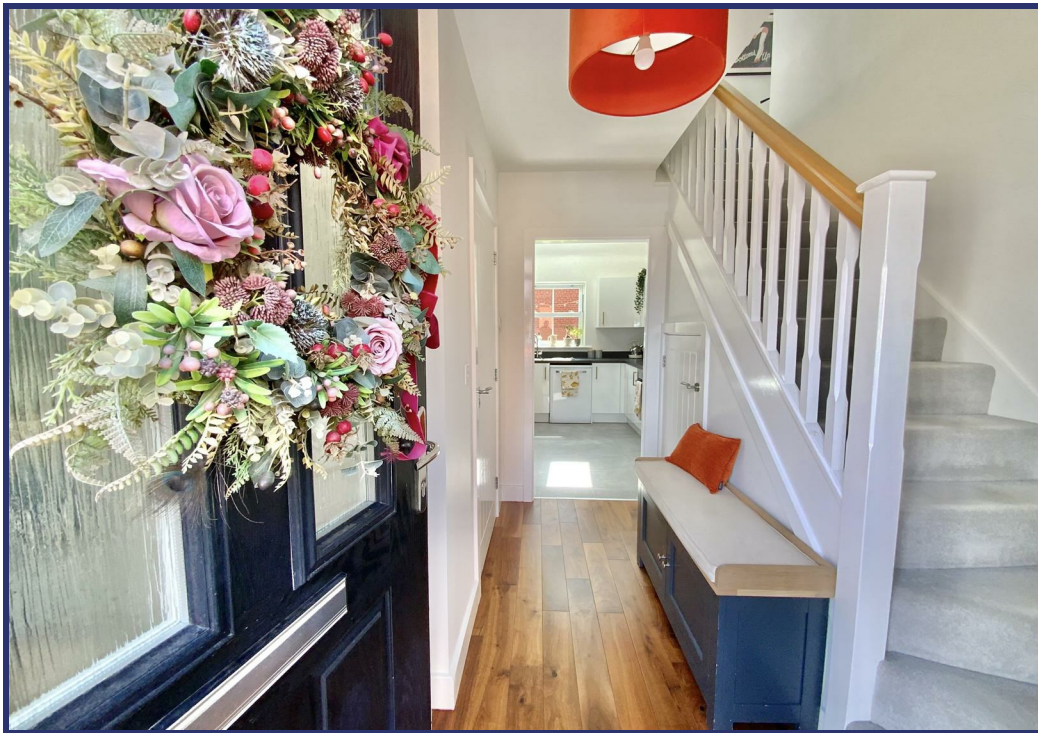
A spacious 3 bedroom semi detached house with garage, carport and driveway on this popular development.

The property is very well presented throughout and has accommodation set on two floors comprising; entrance hall, cloakroom, living room, and kitchen/dining room with appliances. On the first floor, there are three bedrooms to include a large master suite with dressing room and ensuite, shower room, and a family bathroom with a separate shower. Outside the property has a front garden, driveway with a carport plus a garage and a fully enclosed rear garden.

The property is located on this new development on the edge of Towcester.

- Semi Detached Property
- Kitchen/Diner
- Living Room
- Cloakroom
- Master Bedroom with an En-suite
- Two Further Bedrooms
- Four Piece Family Bathroom
- Enclosed Rear Garden
- Garage
- Car Port





Ground Floor

The front door opens to the hall, which has stairs to the first floor with cupboard under and doors to all rooms.

A cloakroom has a suite comprising W.C. and wash basin.

The living room is a dual aspect room with windows to the front and French doors and windows to the rear.

The kitchen/dining room has a range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Integrated appliances include an electric hob, extractor hood, and electric oven. Window to the rear and a part vaulted ceiling with two skylight windows. Space for a dining table.

First Floor

The landing has a window to the rear. Storage cupboard and airing cupboard housing the gas central heating boiler. Doors to all rooms.

Bedroom 1 is a double bedroom with built in double wardrobe and an en-suite shower room with a suite comprising WC, wash basin and shower cubicle. Window to the rear.

Bedroom 2 is a double bedroom to the front.

Bedroom 3 is a single bedroom located to the rear.

The large family bathroom has a four piece suite, comprising W.C, wall mounted wash basin, bath and a separate shower cubicle. Window to the front and part tiled walls.

Outside

The front garden is enclosed by iron railings. There is a driveway providing off-road parking for two cars, in part, under a carport. Gated access to the rear garden.

The rear garden has a paved patio and remainder is laid to lawn and enclosed by a high brick wall and fencing.

Garage

Large single garage with up and over door, and a pitched tiled roof with a loft storage.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Service charge review period (year/month)

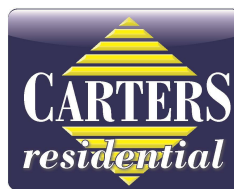
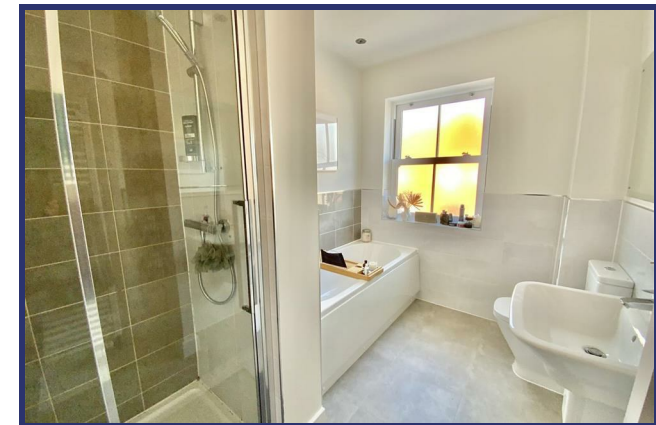
Local Authority: West Northants Council

Council Tax Band: C

Disclaimer

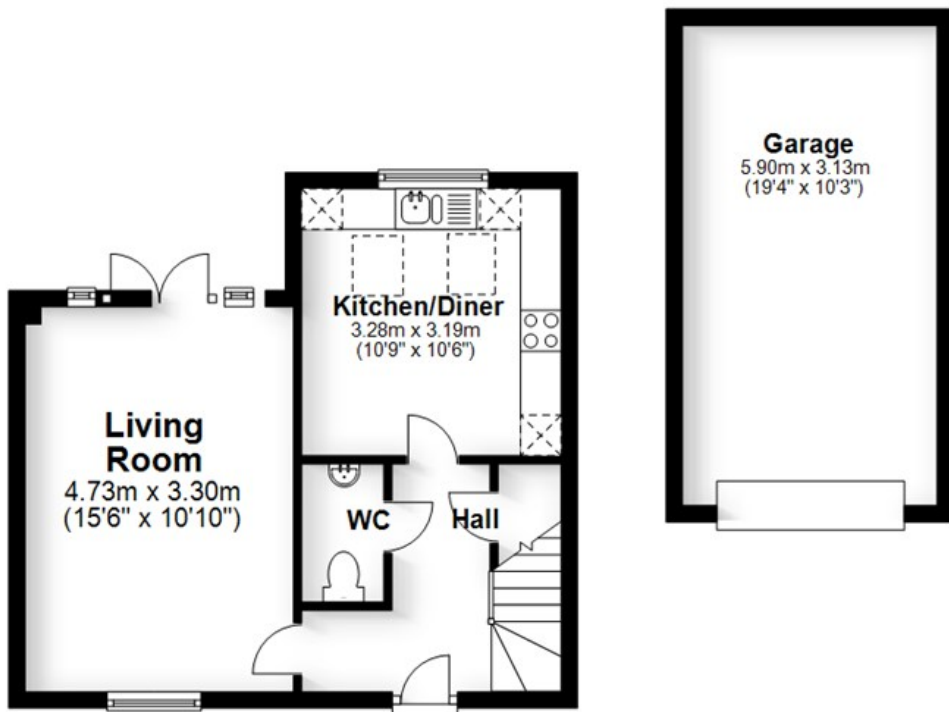
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





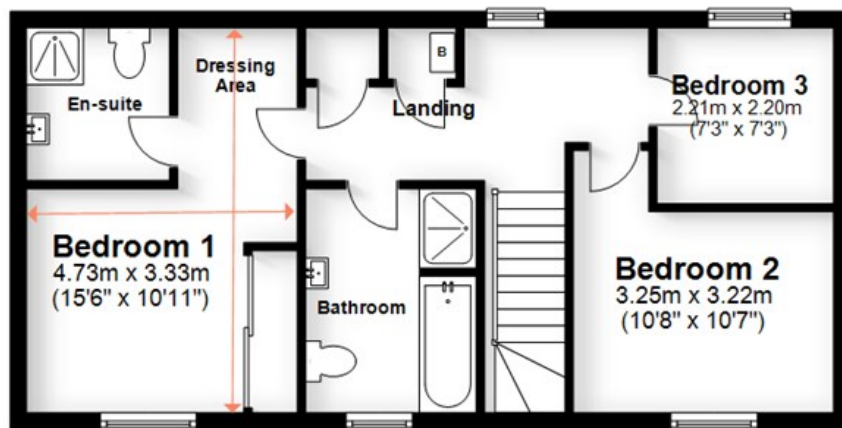
Ground Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



Total area: approx. 83.4 sq. metres (897.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

