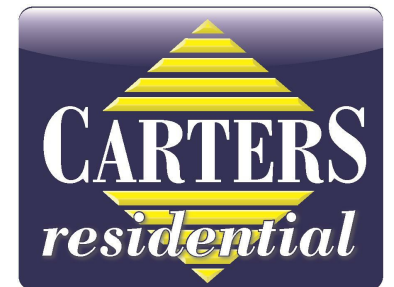




Bangor Close, Towcester, NN12 6UH





11 Bangor Close  
Towcester  
Northamptonshire  
NN12 6UH

£249,950

**A well presented 2 bedroom terrace house with parking for two cars, and benefiting from a quality garden office/garden room, located on this popular new development.**

The property has accommodation set on two floors comprising; an entrance hall, open-plan kitchen/ living/ dining room with a range of kitchen appliances, and a ground floor cloakroom. On the first floor there are 2 bedrooms and a bathroom. Outside the property front and rear gardens, and parking for two cars.

It is located on this modern and popular development on the edge of Towcester with the High Street within comfortable walking distance.

- Terrace House
- 2 Bedrooms
- Bathroom & Cloakroom
- Open-plan Living Space
- Kitchen with some Appliances
- Front & Rear Gardens
- Two Parking Spaces
- FABULOUS GARDEN ROOM/ OFFICE







## Ground Floor

A front door opens to the entrance hall with stairs to the first floor and a door to the ground floor living space.

The property has a large open plan kitchen/dining/living room. The kitchen area, located to the front, has a range of units to floor and wall levels with worktops and a sink unit. Appliances include oven, hob, and fridge/freezer, washing machine and dishwasher. Window to the front.

The living area has French doors and window to the rear, and a door to the cloakroom.

The cloakroom has a WC and wash basin.

## First Floor Landing

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear.

Bedroom 2 is located to the front with a storage cupboard.

The bathroom has a WC, wash basin and a bath with shower and glass screen over.

## Exterior

There is a small area of garden to the front with a path to the front door.

The rear garden has a patio. Lawn and is enclosed by fencing.

There are two parking spaces.

## Garden Room/ Office

Timber constructed garden room/ Office which is insulated, lined and decorated, and has power and light – a fabulous addition to both the Property and the garden, offering flexible use such as a garden room, workshop, or home office.

## 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: B

## Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

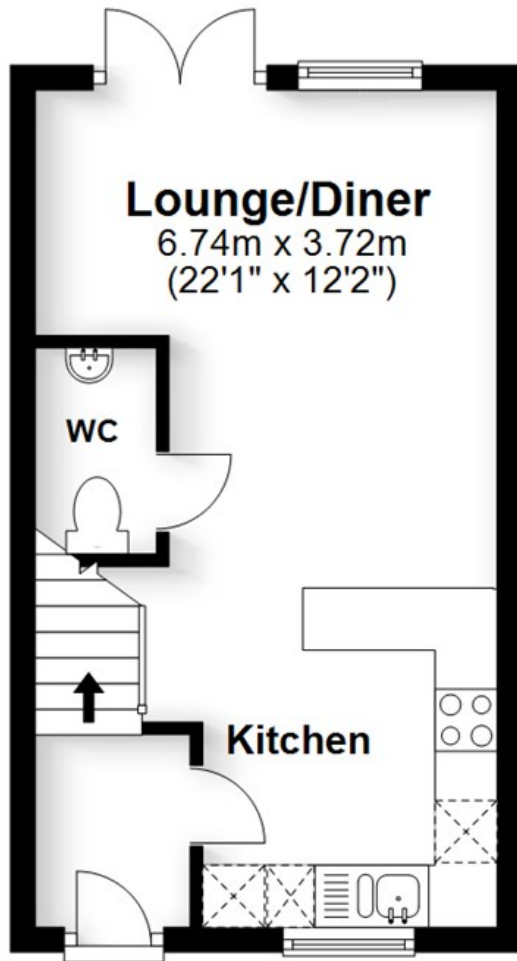
## Disclaimer

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. 25.0 sq. metres (269.3 sq. feet)



### Lounge/Diner

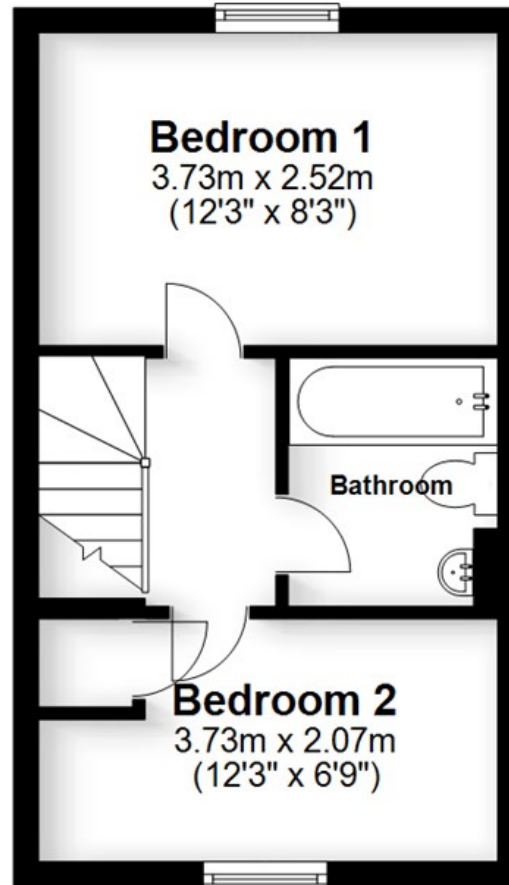
6.74m x 3.72m  
(22'1" x 12'2")

WC

### Kitchen

## First Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



### Bedroom 1

3.73m x 2.52m  
(12'3" x 8'3")

Bathroom

### Bedroom 2

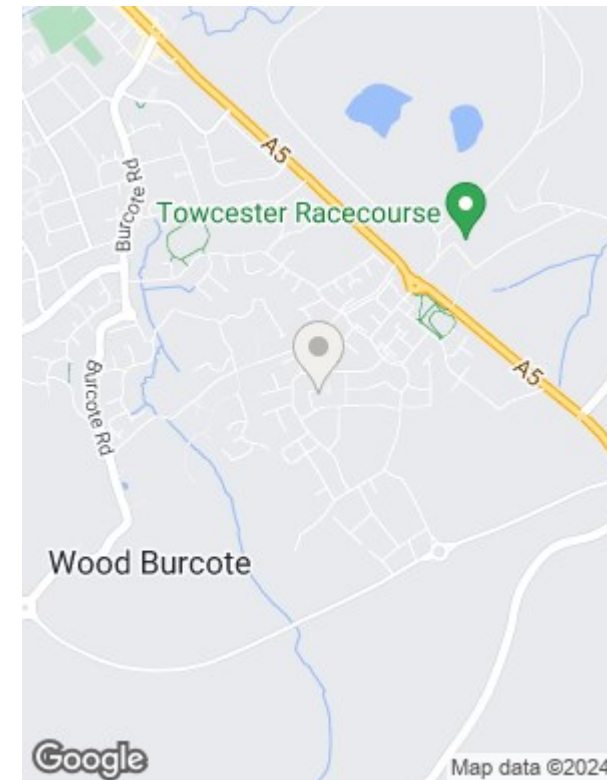
3.73m x 2.07m  
(12'3" x 6'9")

**Total area: approx. 50.3 sq. metres (541.2 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

By appointment only via Carters.

We are open 7 days a week for your convenience

📞 01908 561010

✉️ 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			96
(81-91) B		81	
(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	

