



Pontefract Avenue, Towcester, NN12 6UG



1 Pontefract Avenue
Towcester
Northamptonshire
NN12 6UG

£389,950

A beautifully presented and attractive 3 bedroom detached house on a corner plot with a driveway, garage and gardens.

The property has well presented accommodation comprising; an entrance hall, living room, kitchen/dining room with fitted appliances, utility room and cloakroom. On the first floor 3 good size bedrooms including a large master bedroom with dressing area and en-suite shower room.

Outside the property has gardens to the front side and rear – the rear gardens enclosed by brick wall, driveway providing off road parking for 2 cars, and a detached garage.

- Detached House
- 3 Bedrooms
- Large Master Suite with En-suite & Dressing Area
- Large Kitchen/ Dining Room with Appliances
- Utility Room
- Cloak Room
- Garage & Driveway





Ground Floor

A central entrance hall has stairs to the first floor and doors to both rooms. Luxury vinyl flooring runs throughout the ground floor.

The living room has sliding sash windows to the front & side.

The kitchen/dining room has a dining area located to the front with the window to the front and French doors opening to the rear garden. Storage cupboard. The kitchen area has an extensive range of units to floor and wall levels with worktops and a one and a half bowl sink units. Integrated appliances a gas hob, extractor hood, electric oven and a fridge/freezer. Space or a dishwasher, may be available by negotiation. Breakfast bar, window to the side and a door to the utility room. The utility room has matching units to floor level, worktop, gas central heating boiler and a door leading to the driveway.

First Floor

The landing has access to the loft, storage cupboard and a window to the rear.

The master bedroom is a large double bedroom with a dual aspect – windows to the front and side. A dressing area has space for wardrobes and an en-suite shower room has a suite comprising WC, wash basin and a double sized shower cubicle.

Bedroom two is a double bedroom located to the front.

Bedroom three is a good size bedroom located to the rear with the window to the side.

The bathroom has a white suite comprising WC, wash basin and a bath with shower and glass screen over. Tiled walls and window to the front.

Gardens

The front garden extends to the side of the property, is laid to lawn and enclosed by iron railings.

The rear garden has paved patio areas and lawns and is enclosed by a brick wall and fencing. Gated access to the driveway.

Garage & Parking

Detached brick-built garage with up pitched tiled roof, up and over door power and light and loft storage space.

Tarmac drive with parking for two cars.

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: D

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 under take 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

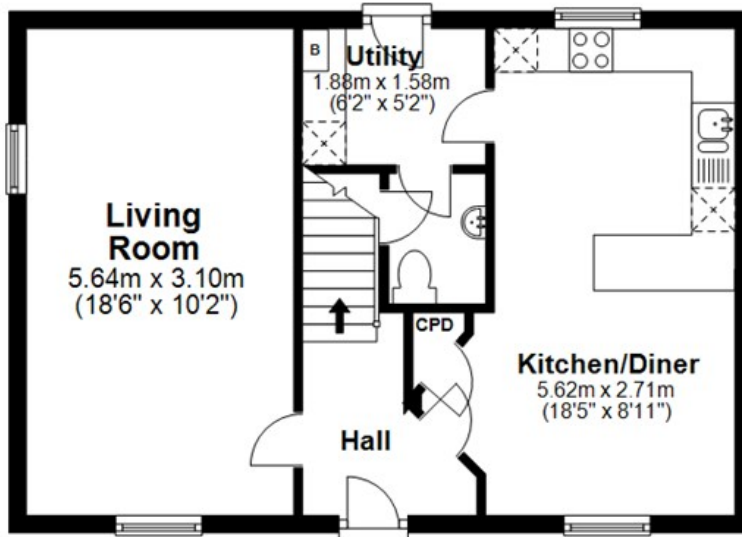
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





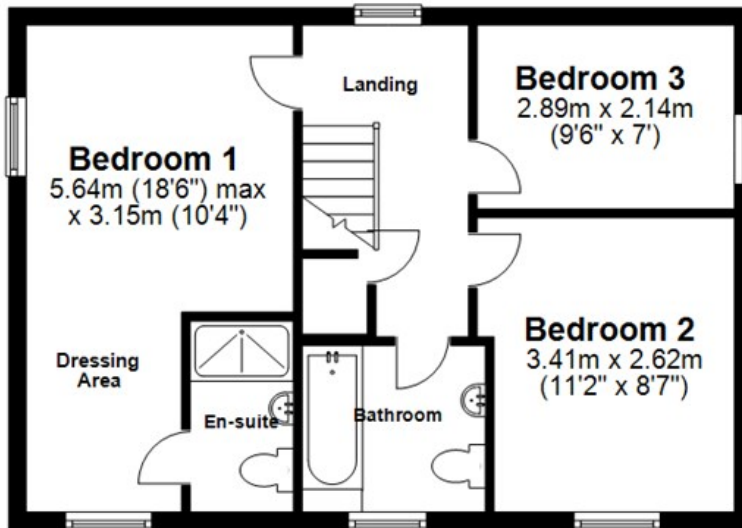
Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



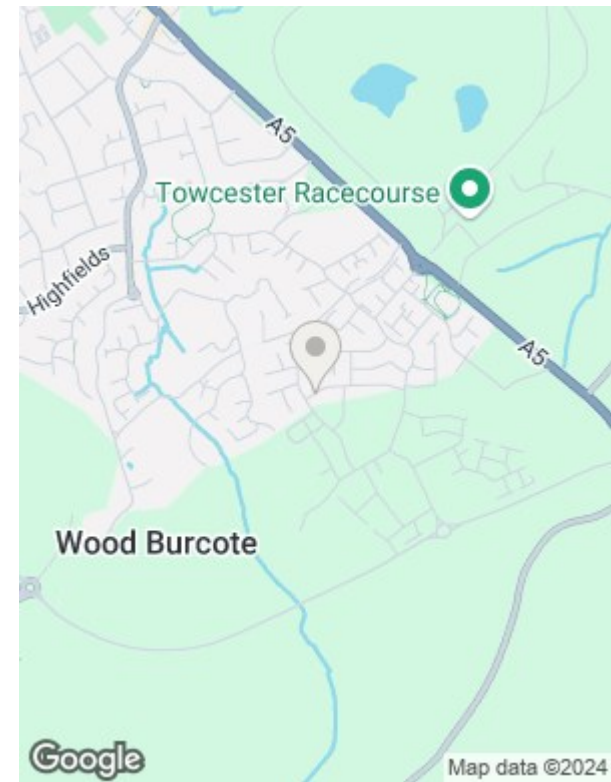
First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 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.
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- 01908 561010
- stony@carters.co.uk
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- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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	

