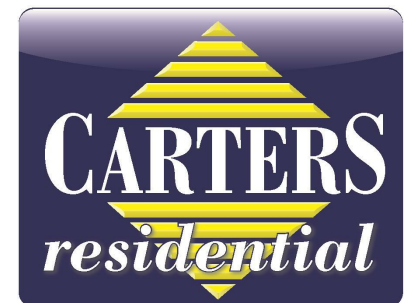




Catterick Way, Towcester, NN12 6NX



59 Catterick Way
Towcester
NN12 6NX

£310,000

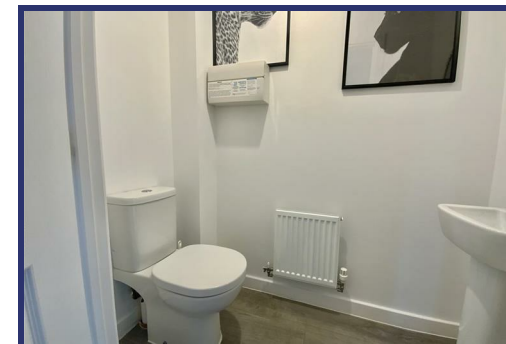
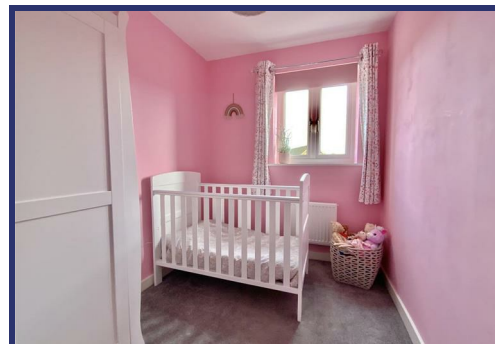
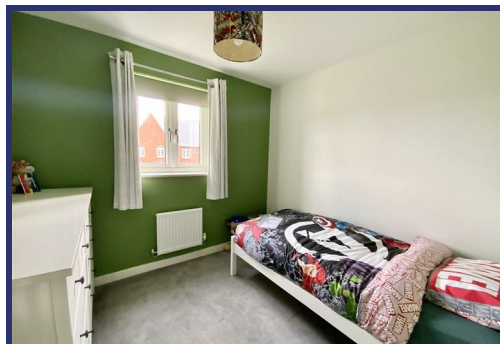
A well presented 3 bedroom semi detached house on this popular development within walking distance of Towcester town centre

The house has accommodation set on two floors comprising an entrance hall, cloakroom, kitchen with fitted appliances and the lounge/dining room. On the first floor there are 3 bedrooms to include the principal bedroom with an ensuite shower room plus a family bathroom.

Outside the property has gardens to the front and, the rear garden attractively landscaped plus an adjoining driveway.

A lovely house on a popular development – early viewing is recommended

- Semi Detached House
- 3 Bedrooms
- Lounge/ Dining Room
- Bathroom + Ensuite + Cloakroom
- Attractive Landscaped Garden
- Driveway to the Side
- Gas to Radiator Heating
- Walk to Town Centre & Local School





Ground Floor

The front door opens to an entrance hall with stairs to the first floor and doors to all rooms.

The kitchen has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include an oven, hob, extractor hood, dishwasher and washing machine. Window to the front.

A lounge/dining room is located to the rear with patio doors to the rear and further windows to the side and rear. Under stairs cupboard.

First Floor

The landing has access to the loft, a storage cupboard and doors to all rooms.

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

Bedroom 2 is located to the rear.

Bedroom 3 is located to the rear.

The bathroom has a suite comprising WC, wash basin and bath. Window to the side.

Outside

Front garden has a pathway and stocked bed. A driveway to the side provides off-road parking. Gated access to the rear garden.

Attractively landscape rear garden with patio, lawns, a small pond and some beds and borders. Garden shed. Enclosed by fencing and brick wall.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band:

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

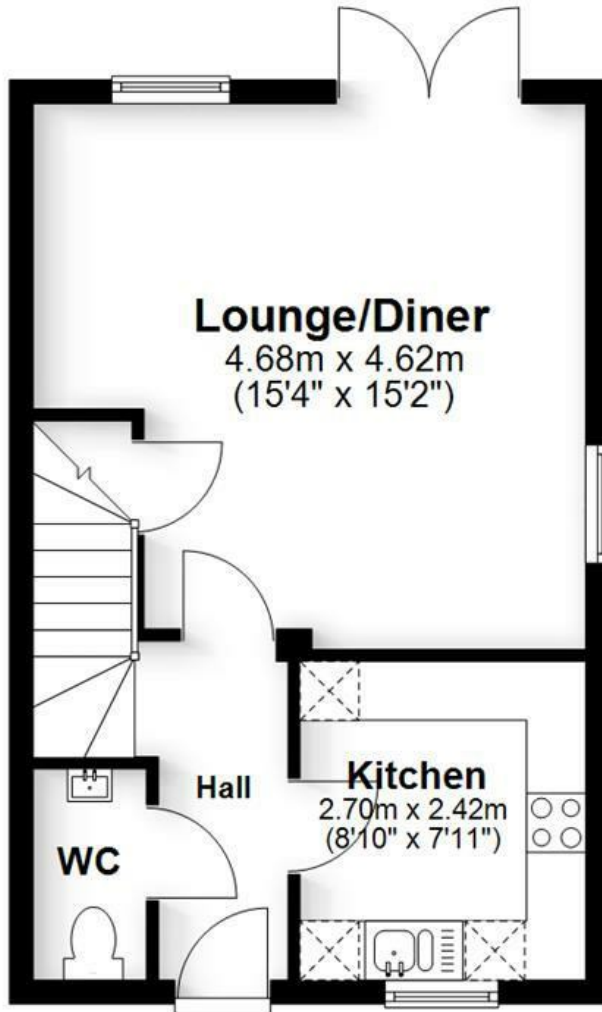
Disclaimer

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.

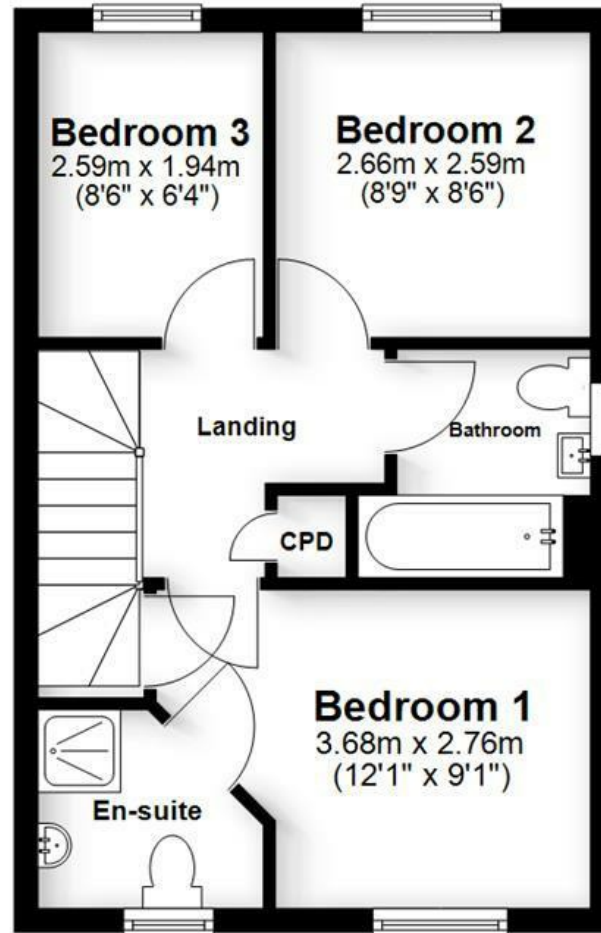




Ground Floor

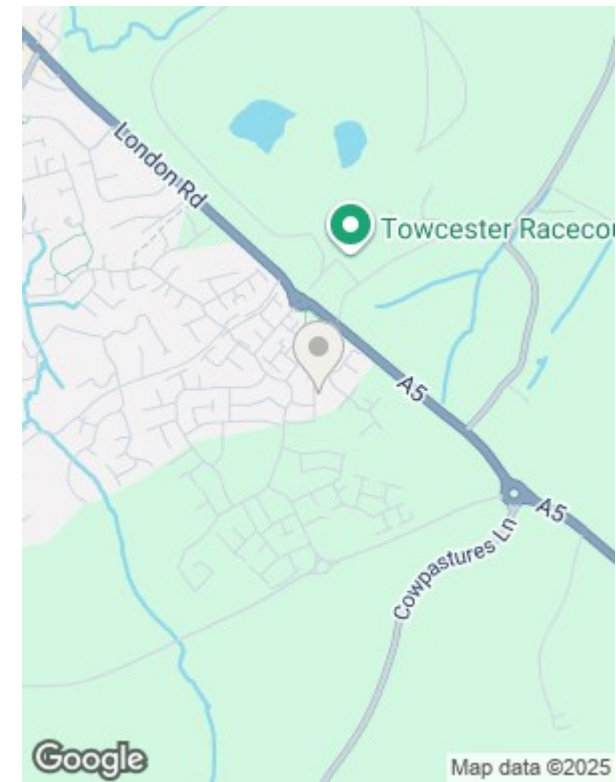


First Floor



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		
(81-91)	B		
(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	

