



Connells

Juniper Close
Towcester

Juniper Close Towcester NN12 6XP

for sale guide price
£330,000



Property Description

Offered for sale via the Modern Method of Auction is this spacious four-bedroom home situated in the popular market town of Towcester. Offering generous and versatile accommodation, the property presents an excellent opportunity for buyers looking to put their own stamp on a family home or for those seeking an investment opportunity.

The accommodation provides plenty of space across both floors, with well-proportioned living areas, four bedrooms and family facilities. The property offers fantastic potential for modernisation and improvement, subject to any necessary permissions, allowing the new owner to create a home tailored to their own requirements.

Conveniently positioned for Towcester town centre, local amenities, schools and transport links, this property combines a sought-after location with plenty of potential. Viewing is highly recommended to appreciate the accommodation and opportunity on offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entrance into the property with access leading to the ground-floor accommodation and stairs rising to the first floor.

Living Room

A generously sized main reception room offering plenty of space for a range of living room furniture.

Dining Room

A versatile additional reception space ideal for family dining and entertaining.

Kitchen

Fitted kitchen providing a range of wall and base units with work surfaces and space for appliances.

Bedroom One

A well-proportioned main bedroom with space for a range of bedroom furniture and direct access to a private en-suite shower room.

Bedroom Two

A good-sized bedroom offering versatile accommodation.

Bedroom Three

A further bedroom suitable for use as a bedroom, home office or additional living space.

Bedroom Four

A fourth bedroom providing useful additional accommodation.

Bathroom

Family bathroom comprising a fitted bathroom suite.

Outside

The property benefits from outside space offering further potential for the new owner to enjoy and personalise.

NOTE (tree in back garden is has been removed)

Area Description

Towcester is a popular historic market town in Northamptonshire, offering a wide range of everyday amenities including shops, supermarkets, cafés, restaurants and leisure facilities. The town is well placed for families, with a selection of local schooling and recreational facilities nearby.

Towcester also provides convenient road connections via the A5 and A43, giving access towards Northampton, Milton Keynes and surrounding areas. The renowned Silverstone Circuit is also within easy reach, while the combination of local amenities and transport connections makes Towcester a popular choice for commuters and families alike.

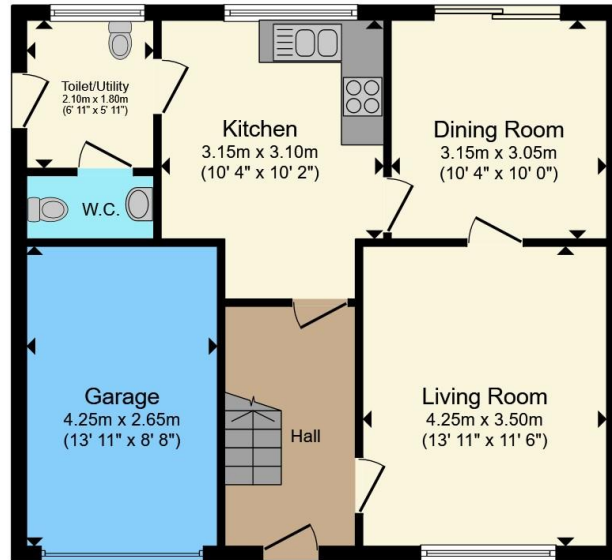
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

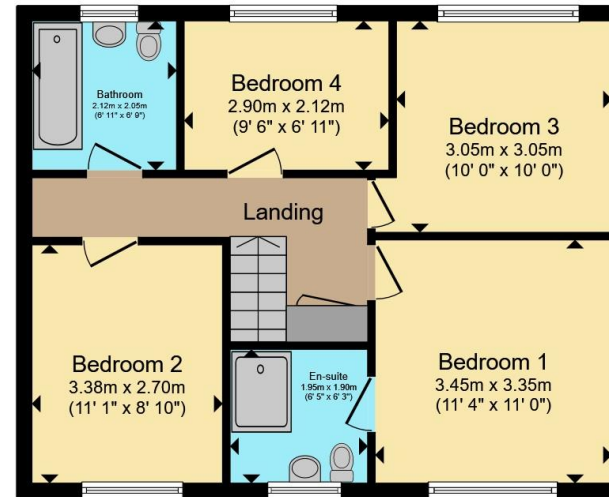








Ground Floor



First Floor

Total floor area 114.8 m² (1,236 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SSD307960 - 0005