



24 Watling Street East, Towcester, Northamptonshire, NN12 6AF

HOWKINS &
HARRISON

24 Watling Street East,
Towcester,
Northamptonshire,
NN12 6AF

Guide Price: £275,000

Beautifully presented throughout, this three-storey, mid-terraced property is conveniently situated within the popular and well serviced market town of Towcester. The characterful accommodation boasts three generous bedrooms, a family bathroom, sitting room and well-appointed kitchen/dining room. Outside, the property further benefits from a courtyard garden and outbuilding.

Features

- Three-storey home
- Town centre location
- Three generous bedrooms
- Family bathroom
- Sitting room
- Kitchen/dining room
- Rear courtyard garden
- Outbuilding
- Energy rating D



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The sitting room benefits from a beautiful feature fireplace, leading to the well-appointed kitchen/dining room, with a range of fitted units and integrated appliances, including a dishwasher, electric oven and hob. The rear lobby provides access to the courtyard garden and family bathroom.

First Floor

On the first floor, there are two very generous bedrooms, with stairs rising to the second floor.

Second Floor

A further spacious bedroom on the second floor is currently utilised as a study and additional living space.

Outside

To the rear, is a low-maintenance courtyard, fully enclosed by fencing. There is a useful outbuilding, and a gate leading to an alleyway, providing access to Watling Street.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

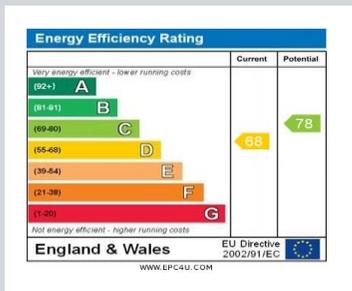
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – A



Howkins & Harrison

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Approximate Area = 921 sq ft / 85.5 sq m (exclude court yard)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1417650



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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