



Sollys Way, Towcester NN12 6HQ

welcome to

Sollys Way, Towcester

Situated in the town of TOWCESTER is this charming THREE bedroom DETACHED property with a inviting living room offering a perfect space for relaxation and entertainment, well appointed kitchen provides everything you need for culinary endeavours and driveway providing OFF ROAD PARKING for two cars.

Entrance Hall:

Radiator, stairs rising to first floor with storage underneath and doors to all rooms:

Cloakroom:

Suite comprising: WC, vanity unit with wash hand basin, radiator and double glazed window to front aspect.

Living Room:

Open plan living, two radiators, bi-folds doors leading to rear garden and double glazed window to entrance hall.

Kitchen:

Fitted with a range of units to both base and eye level, worksurfaces over, stainless steel sink unit with mixer taps, built in oven, gas hob and extractor fan over, built in dishwasher and fridge freezer, breakfast bar area and double glazed window to front aspect.

Utility:

Space for washing machine and double glazed door to side aspect.

Landing:

A well appointed landing with radiator for comfort, convenient loft access via a hatch, double glazed window overlooking the front, and an ideal layout for a home office.

Bedroom One:

Radiator, double glazed window to rear aspect and door to en-suite:

En-Suite:

Suite comprising: Shower cubicle, WC, vanity unit with wash hand basin, heated towel rail and double glazed window to side aspect.

Bedroom Two:

Radiator and double glazed window to rear aspect.

Bedroom Three:

Radiator and double glazed window to front aspect.

Bathroom:

Suite comprising: Bath with shower over, vanity unit with WC and wash hand basin, shaver point and double glazed window to side aspect.





Outside:

Front:

Driveway providing off road parking for two cars and gate to rear garden.

Rear:

The garden faces south, enjoying sunlight on a patio perfect for entertaining. A side entrance provides convenient access, while rustic sleepers mark the upper garden area.



view this property online [brownandmerry.co.uk/Property/STS108652](https://www.brownandmerry.co.uk/Property/STS108652)



welcome to

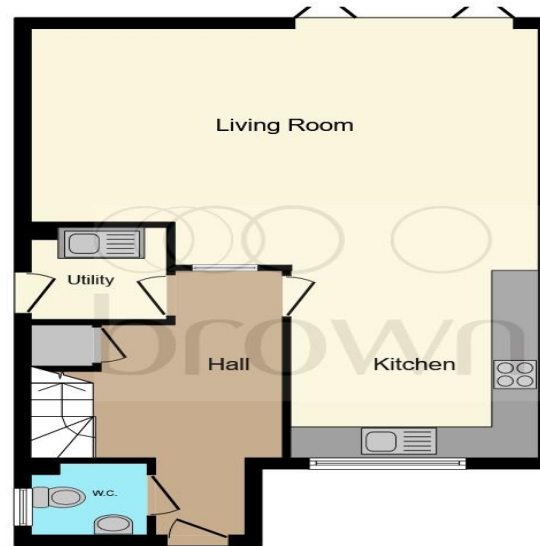
Sollys Way, Towcester

- Three bedroom detached
- Living room and kitchen
- Cloakroom and utility
- En-Suite to main bedroom
- Driveway providing off road parking for two cars

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£385,000



Ground Floor



First Floor

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.focalagent.com

view this property online brownandmerry.co.uk/Property/STS108652



Property Ref:
STS108652 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **brown & merry**



01908 562011



stonystatford@brownandmerry.co.uk



65 High Street, MILTON KEYNES,
Buckinghamshire, MK11 1AY



brownandmerry.co.uk