

12 Clay Green

**TOWCESTER
NN12 6GE**

£310,000



- **MID TERRACE**
- **THREE BEDROOM**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **THREE STOREY**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming mid-terrace house located in the desirable area of Clay Green, Towcester. This modern property offers a perfect blend of comfort and convenience, making it an ideal home for families or professionals alike.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample space for everyone. The two bathrooms add to the practicality of the home, catering to the needs of a busy household.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind.

Situated in a vibrant community, this home is close to local amenities, schools, and parks, making it an excellent choice for those seeking a balanced lifestyle. With its modern design and thoughtful layout, this mid-terrace house is ready to welcome its new owners. Don't miss the opportunity to make this delightful property your new home.

Ground Floor

Lounge

14'3" x 12'0" (4.35 x 3.68)

Laminate flooring, radiator, under stairs storage cupboard, UPVC double glazed window to front with built in shutter blinds, door to:

Inner Hallway

Stairs leading to first floor landing, laminate flooring, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin, tiled splash areas, radiator.

Kitchen/Dining Room

12'0" x 8'8" max (3.66 x 2.66 max)

Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with worktops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, fitted integral washing machine and fridge/freezer, laminate flooring, UPVC double glazed window to rear, UPVC double glazed French doors to garden.

First Floor

First Floor Landing

Radiator, stairs leading to second floor, doors to:

Bedroom Two

12'1" x 12'1" (3.70 x 3.70)

Radiator, UPVC double glazed window to front with built in shutter blinds.

Bedroom Three

12'1" x 8'0" (3.70 x 2.46)

Radiator, UPVC double glazed window to rear with fitted shutter blinds.

Bathroom

Suite comprising bath unit, hand wash basin, low level WC, tiled splash areas, radiator.

Second Floor

Second Floor Landing

Built in storage cupboard, doors to:

Bedroom One

12'9" x 8'7" (3.91 x 2.63)

Radiator, UPVC double glazed window to front with built in shutter blinds, door to:

En Suite

Suite comprising tiled shower cubicle with shower unit above, hand wash basin, low level WC, tiled splash areas, radiator, double glazed velux window to rear.

Externally

Front Garden

Surrounded by metal fencing, area laid with gravel and shrub borders, tarmac driveway to left of the property providing off road parking, gated access to rear garden.

Rear Garden

Area laid to lawn, paved patio area, flower beds, gated access to service area.

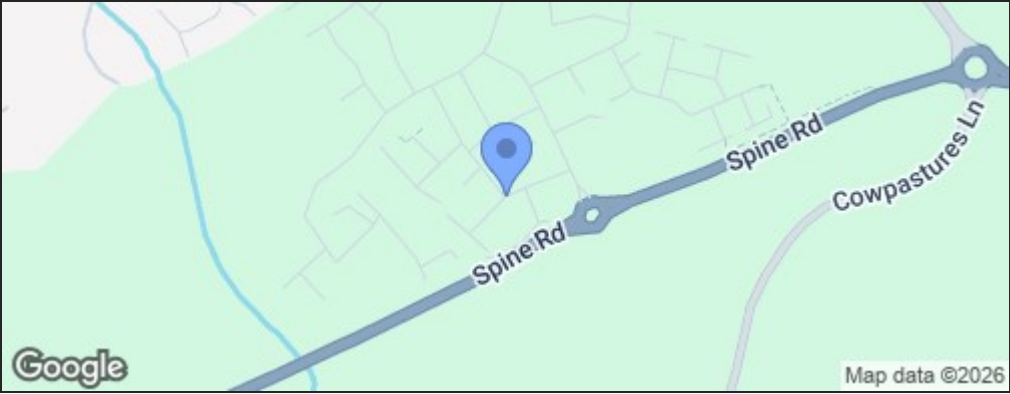
Agents Notes

Council Tax Band: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	96
(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		
		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.