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Meadow Rise, Tiffield  
Towcester  
Northamptonshire, NN12 8AP  
**£287,000** Semi Detached



Department: Sales

Tenure: Freehold



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POPULAR VILLAGE LOCATION.

A WONDERFUL CHANCE TO LIVE VILLAGE LIFE IS OFFERED WITH THIS MUCH IMPROVED, THREE BEDROOM, SEMI DETACHED HOUSE, NICELY SET BACK FROM THE ROAD IN A SMALL NO THROUGH DEVELOPMENT WITHIN WALKING DISTANCE OF THE VILLAGE PRIMARY SCHOOL AND PUBLIC HOUSE.

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**GROUND FLOOR**

- LOUNGE
- KITCHEN
- SUNROOM

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**FIRST FLOOR**

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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**OUTSIDE**

- FRONT GARDEN
  - REAR GARDEN
  - GARAGE
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## THE PROPERTY

POPULAR VILLAGE LOCATION.

A wonderful chance to live village life is offered with this much improved, three bedroom, semi detached house, nicely set back from the road in a small no through development within walking distance of the village primary school and public house.

The property further benefits from gas central heating, double glazing, refitted kitchen and bathroom and backing onto countryside. There are also public footpaths close by ideal for convenient dog walking.

Internally, the entrance door is on the side which allows for a nice layout of central welcoming hallway with lounge one side and a kitchen/diner to the other. The lounge enjoys a picture window to the front and useful low level storage cupboards and shelves to the alcoves. The kitchen is shaker style with gas hob, electric oven and recently fitted breakfast bar. There is also an understairs pantry. The adjoining sunroom has a replacement solid roof and French doors to the garden.

Upstairs are three bedrooms and a bathroom with modern fitted modular furniture.

Outside, the property sits on an enviable plot with off road parking for three cars side by side and a shared access with No.9 to the garage/store which is set back. The rear garden is on three levels with circular patio seating area, level lawned garden beyond, then steps to the upper level and backs onto countryside.

EPC Rating: D. Council Tax Band: C








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## MATERIAL INFORMATION

Type	Semi Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

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## LOCATION

Tiffield is a rural village 2 miles north of market town Towcester between the A5 and A43 main roads. Along with excellent main road access, the village has a primary school, pocket park, playing field, public house and church helping to support the many organisations and village events arranged by its residents. The nearest secondary school is located in Towcester along with a variety of supermarket, petrol station, bank, leisure centre, food, retail and business outlets. These facilities and those of Northampton town centre including its mainline train services to London Euston and Birmingham New Street, can also be accessed twice weekly via the community bus which is run by volunteers in association with neighbouring village Gayton.

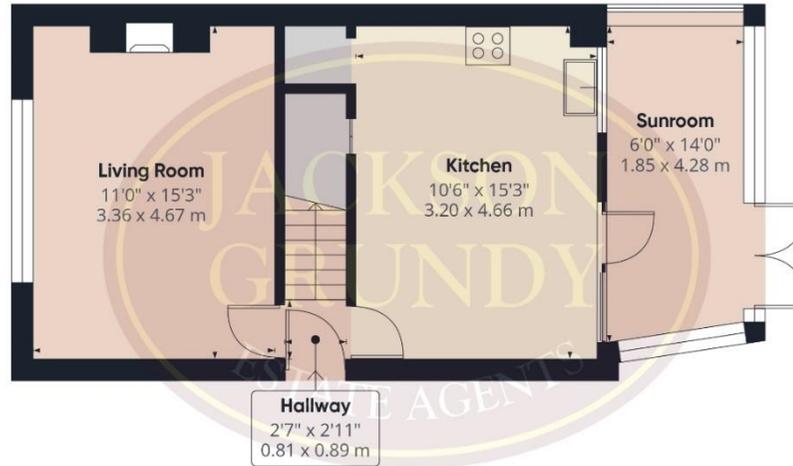
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## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

813 ft<sup>2</sup>  
75.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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