



27 Tennyson Close, Towcester, Northamptonshire, NN12 6LU

HOWKINS &  
HARRISON

27 Tennyson Close,  
Towcester,  
Northamptonshire,  
NN12 6LU

Guide Price: £275,000

A spacious three bedroom semi-detached property, well located in a quiet cul-de-sac, in the centre of Towcester, within easy walking distance of all facilities. The accommodation comprises entrance hall, kitchen, sitting / dining room, three generous bedrooms and a family bathroom. There is driveway parking, a single garage, a lawned front garden and an enclosed rear garden.

### Features

- Three bedrooms
- Sitting / dining room
- Kitchen
- Three generous bedrooms
- Family bathroom
- Driveway parking
- Single integral garage
- Enclosed rear garden
- Central cul-de-sac location
- EPC 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

There is an entrance hall opening to the kitchen, at the rear is a good sized sitting / dining room, with a door opening to the garden.

## First Floor

The landing provides access to the three generous bedrooms and family bathroom.

## Outside

There is a paved driveway providing off-road parking and access to the single integral garage. The rear garden has a patio, lawn and shrubs, fully enclosed by timber fencing.

## 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

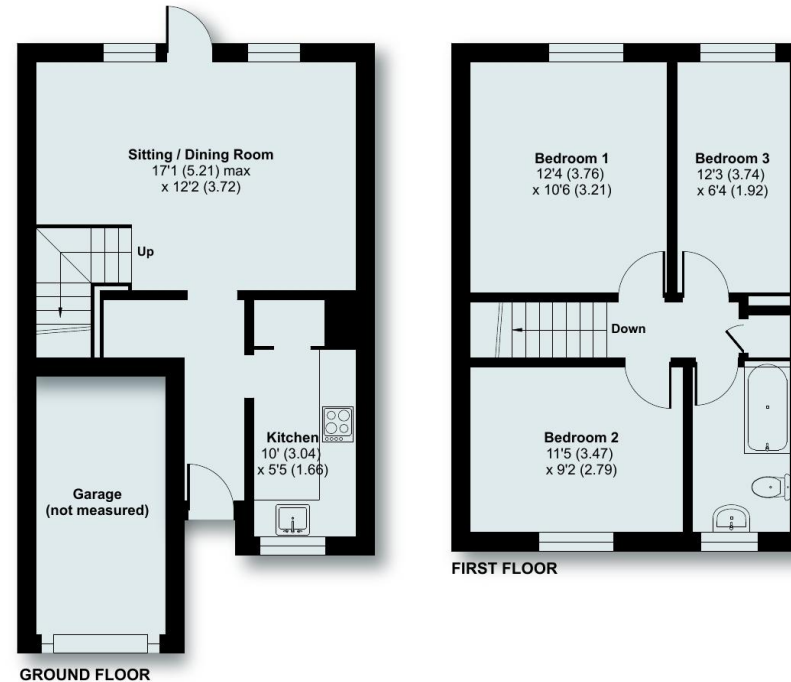
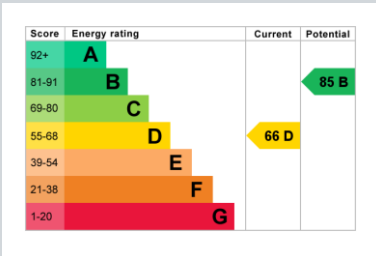
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1436686

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## Tennyson Close, Towcester, NN12

Approximate Area = 779 sq ft / 72.3 sq m (exclude garage)

For identification only - Not to scale

## Howkins & Harrison

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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.