

NEW INSTRUCTION



TOWCESTER

Vernon Road, Towcester, NN12 6AT



DAVID COSBY
ESTATE AGENTS



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Total GIA (Gross Internal Area) | Approx. 69 sqm (743 sqft)



2 Bedrooms



1 Reception



1 Bathroom

Features

- Traditional early 20th-century mid-terrace home
- Convenient central Towcester location
- Two double bedrooms
- Well-proportioned sitting room
- Full-width kitchen / breakfast room
- Ground floor WC and separate store
- Rear lobby with courtyard access
- Front and rear gardens
- Close to local amenities, schooling and transport links
- No onward chain

Description

A traditional early 20th-century mid-terrace home located close to the centre of Towcester, conveniently positioned for local amenities and benefiting from enclosed front and rear gardens.

The accommodation includes a front sitting room, full-width kitchen/breakfast room, rear lobby, store and ground floor WC. To the first floor are two bedrooms and a bathroom fitted with a three-piece suite. The principal bedroom is a good-sized double room, while the second bedroom overlooks the rear garden. The accommodation is generally neutrally decorated throughout and offers scope for further cosmetic improvement and updating.

Externally, the property is set back from Vernon Road behind a lawned front garden enclosed by a low red brick boundary wall. To the rear, a courtyard area provides useful external storage and access to the main garden, which is predominantly laid to lawn and backs onto Towcester Church of England Primary School.

This property is a Housing Association disposal and is sold as seen. Prospective purchasers are strongly advised to obtain independent surveys and inspections before submitting an offer.

A TRADITIONAL TWO-BEDROOM
EARLY 20TH-CENTURY MID-TERRACE HOME WITH
ENCLOSED GARDENS AND WELL-PROPORTIONED
ACCOMMODATION, CONVENIENTLY LOCATED CLOSE
TO THE CENTRE OF TOWCESTER.



The Property

Entrance and Stairwell

The property is accessed via a part-glazed panel-effect door with five-bar locking mechanism and top light. The small entrance hall has a flight of quarter-winder stairs with fitted cut-pile carpet and neutrally decorated walls. A white four-panel door opens to the main reception room.

Sitting Room

Located to the front right-hand side of the property, this well-proportioned reception room has a large four-unit window overlooking the front aspect, providing good natural light. The room has fitted cut-pile carpet and neutrally decorated walls. The original fireplace has been boarded over and fitted with ventilation. A white timber flush door opens to the kitchen/breakfast room.

Kitchen / Breakfast Room

Occupying the full width of the property, the kitchen/breakfast room is fitted with a good range of base and wall units with two-tone timber-effect frontages and terrazzo-effect roll-top work surfaces. A useful breakfast bar seating area has been formed to the left-hand side, with ceramic splashback tiling above the work surfaces. A stainless-steel sink and drainer with chrome mixer tap is positioned beneath a casement window overlooking the rear courtyard. Flooring is finished in timber-effect sheet vinyl, and there is space for a washing machine, freestanding cooker and fridge/freezer. A part-glazed door with five-bar locking mechanism opens to the rear lobby.

Rear Lobby / Store & WC

Occupying part of the single-storey rear outrigger, the rear lobby has a glazed door with matching side panel opening to the courtyard. The area is finished with white painted brickwork and textured plaster, with an epoxy resin floor. A traditional slatted ledged door with T-bar hinges and Suffolk latch opens to a useful store area with brick walls and lighting. A timber flush door opens to the ground floor cloakroom, fitted with a WC with low-level cistern, side double-glazed window, sheet vinyl flooring and white emulsion walls.



The Property

Bedroom 1

A good-sized double bedroom located to the front of the property, fitted with a three-unit double-glazed window providing good natural light. The floor is finished with cut-pile carpet, while the walls and part-vaulted ceiling are neutrally decorated. The original fireplace has been blocked and vented.

Bedroom 2

A smaller double bedroom located to the rear right-hand side of the property, with part-vaulted ceiling, neutrally decorated walls and cut-pile carpet. A two-unit window with top-hung opening casement overlooks the rear garden and provides natural light and ventilation. The original fireplace has been blocked and vented.

Bathroom

Fitted with a three-piece suite comprising bath with shower over, ceramic wash hand basin with chrome pillar taps and pedestal, and WC with low-level cistern. A frosted top-hung casement window to the rear aspect provides natural light and ventilation. Walls are partly finished with ceramic tiling and white emulsion, while the floor has blue sheet vinyl. Mechanical extract ventilation has been installed, and a two-door panelled cupboard houses the hot water cylinder and provides useful linen storage.

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Grounds

Front Aspect

Located on Vernon Road, behind a low red brick boundary wall with chamfered coping stones, the property is approached via a paved pathway. A good-sized lawned front garden sits to the right-hand side, providing a clear set-back from the road within this traditional terrace setting.

Rear Garden

The property benefits from pedestrian access via a shared pathway running along the rear of the terrace, leading to a gated and fenced courtyard area.

The courtyard provides convenient access to the rear lobby and offers space for bin storage and potted plants, with an external double power socket also provided.

From the shared pathway, a low-level picket fence and gate open into the main rear garden, which is predominantly laid to lawn. The garden is enclosed by a mixture of post-and-wire fencing and low-level timber panel fencing, and backs onto Towcester Church of England Primary School.



Location

Towcester is a well-established South Northamptonshire market town positioned approximately 8 miles south-west of Northampton and 10 miles north of Milton Keynes, with convenient access to the A5, A43 and M1 motorway network. The town provides a broad range of day-to-day amenities including supermarkets, independent retailers, cafés, public houses, medical facilities and leisure amenities, together with regular public transport connections to surrounding centres.

Vernon Road is close to the centre of Towcester within an established residential area characterised by traditional terraced and semi-detached housing. The property lies within convenient reach of local schooling, everyday shopping facilities and open green spaces. Towcester is well placed for commuting, with rail services available from nearby Northampton and Milton Keynes providing direct connections to London Euston and Birmingham. Road links are particularly convenient, with the A43 providing access towards Northampton, Silverstone and the M40 corridor.

The town also benefits from a modern leisure centre incorporating swimming pool, gym and fitness facilities. Towcester is closely associated with motorsport and horseracing, with nearby Silverstone Circuit, home of the British Grand Prix, being a major attraction within the area. For those seeking access to green space and countryside walks, the River Tove, Watermeadows and surrounding rural footpaths are all readily accessible.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band B **EPC:** C **Tenure:** Freehold

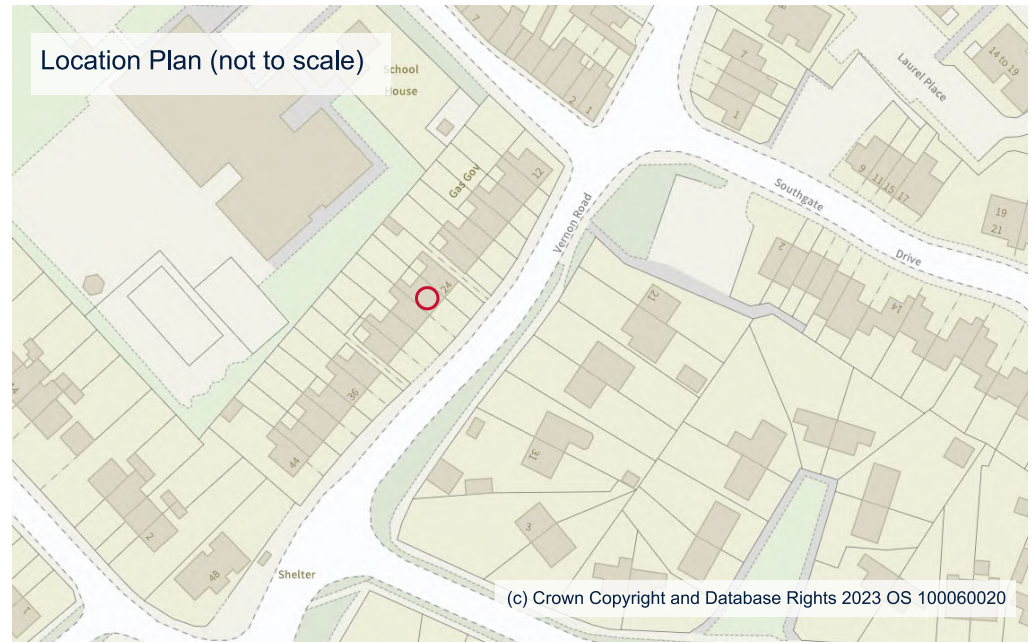
Broadband: Ultrafast Broadband Available - 1800Mbps Download

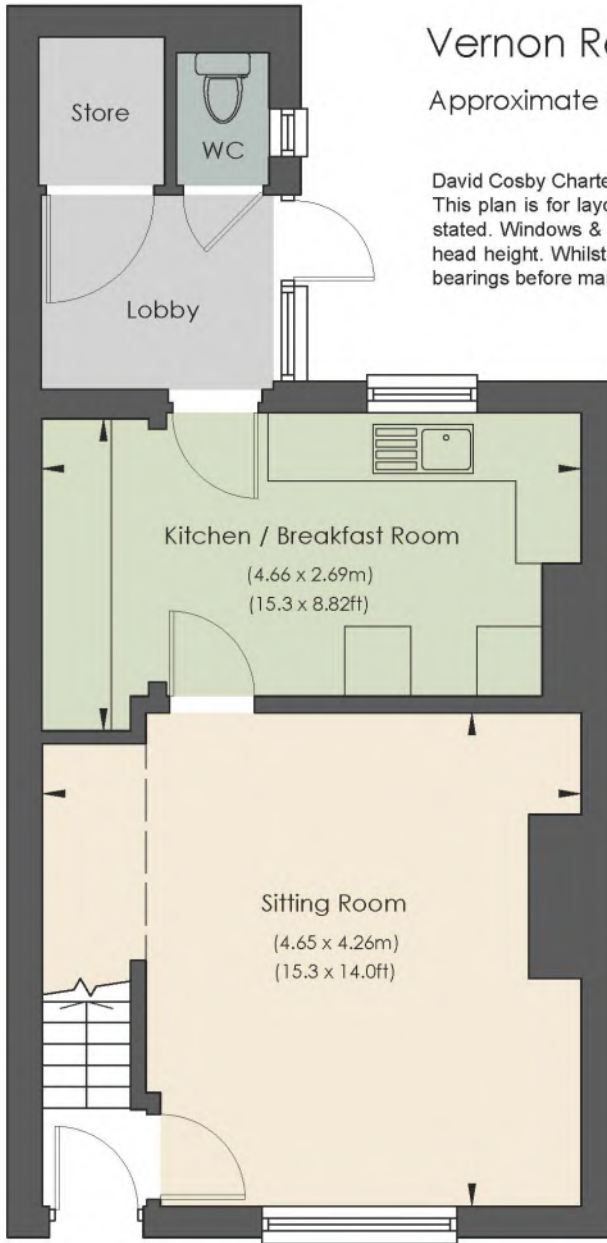
Heating: Gas fired combination boiler providing hot water and central heating

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.

This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is £25 per person.





GROUND FLOOR GIA = 38 sqm (409 sqft)

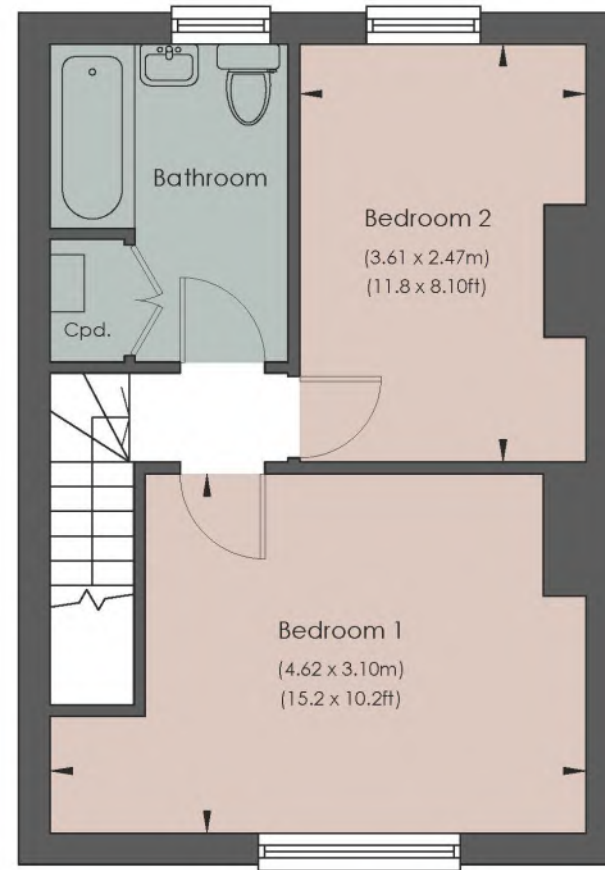
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Approximate GIA (Gross Internal Area) 69 sqm (743 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 31 sqm (334 sqft)



TOWCESTER

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