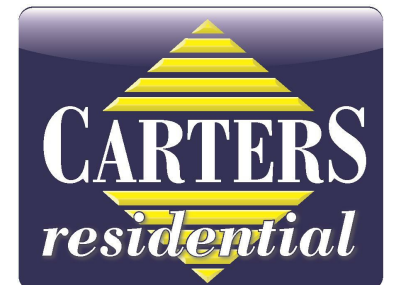




Hexham Street, Towcester, NN12 6UD



34 Hexham Street
Towcester
Northamptonshire
NN12 6UD

£395,000

Carters are delighted to offer this well presented and spacious 3 bedroom detached house, benefiting from a large open plan kitchen/dining area on this popular modern development.

The property has accommodation set on two floors comprising; entrance hall, cloakroom, living room, and a kitchen/dining room. On the first floor there are 3 bedrooms including a good sized master suite with a dressing area and en-suite shower room. Family bathroom. The outside of the property has a front/side garden, driveway for several cars and a rear garden. Detached garage with up & over door to the front.

- Detached
- 3 Bedrooms
- Large Master Bedroom with En-suite & Dressing Area
- Utility Room
- Downstairs Cloakroom
- Garage & Driveway
- EV Charging Point
- Front & Rear Gardens
- Popular Development





Heating

The property has gas to radiator central heating.

at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Local Authority: West Northants Council

Council Tax Band: D

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

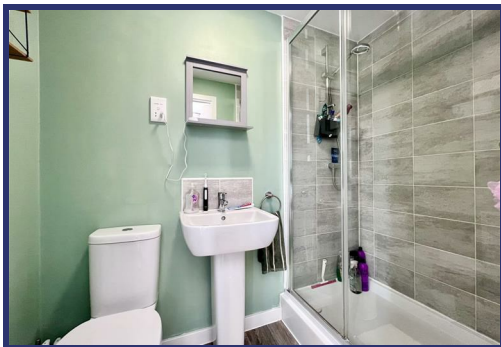
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

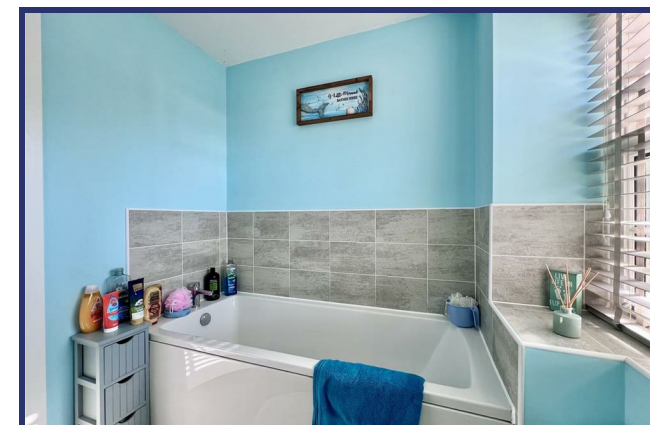
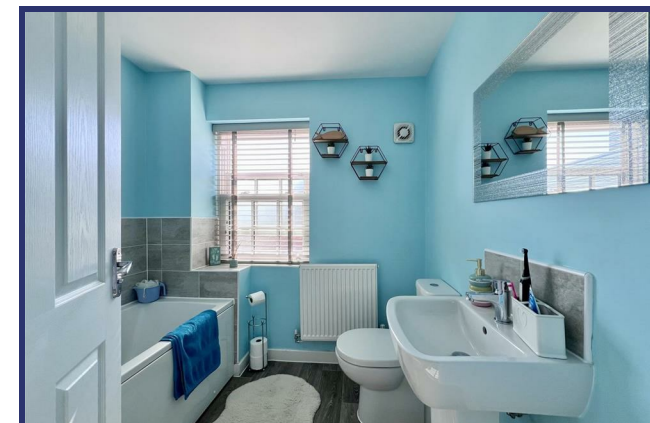


We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified

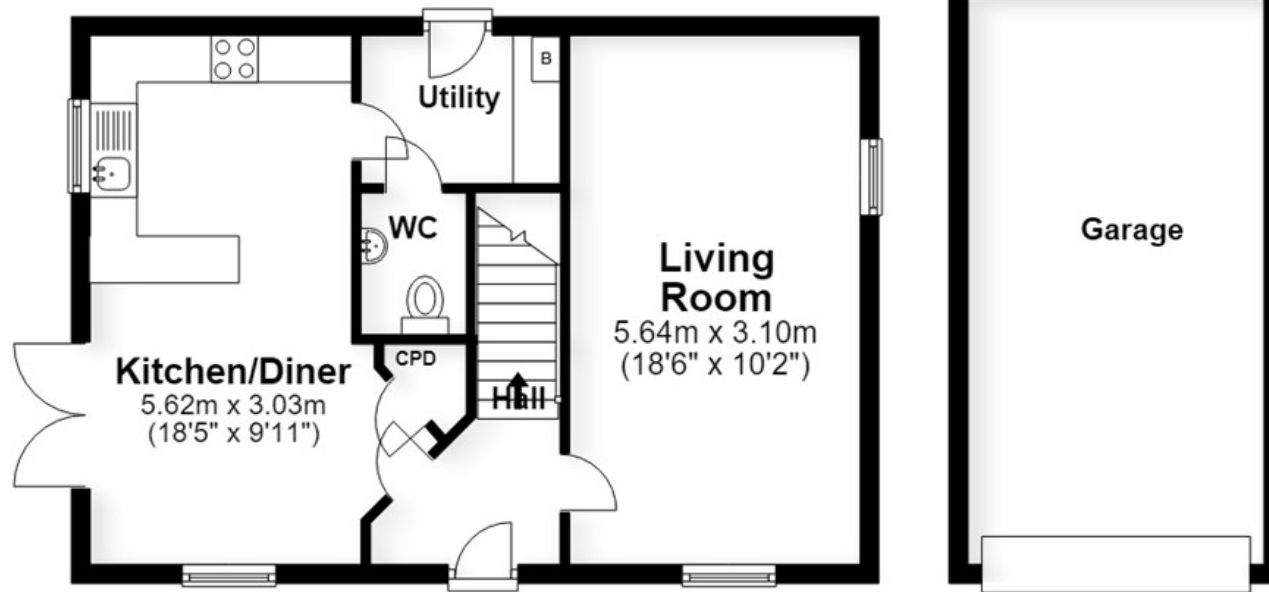






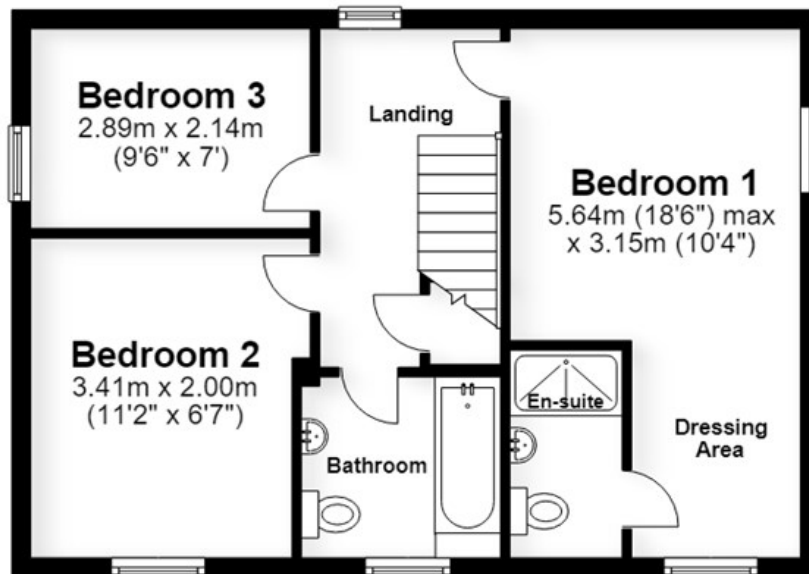
Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)
(excluding Garage)

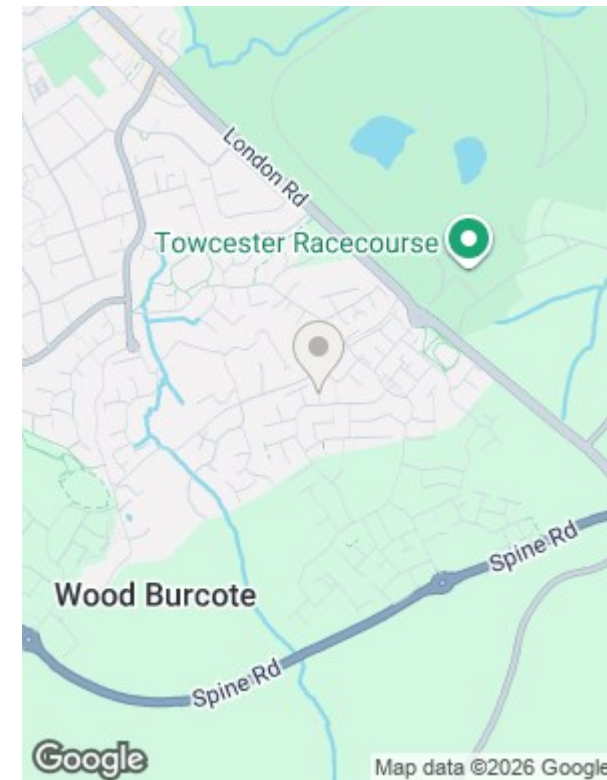


First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Total area: approx. 92.0 sq. metres (990.8 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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

