



Highfields, Towcester, NN12 6EA



40 Highfields  
Towcester  
Northamptonshire  
NN12 6EA

£300,000

**A well presented 3 bedroom semi detached house on a popular development.**

The property has accommodation set on two floors comprising; entrance hall, living room, large kitchen/dining room and conservatory. On the first floor there are 3 bedrooms - plus a family bathroom. Outside the property has front and rear gardens and off-road parking for 3/4 vehicles.

- 3 Bedrooms
- Semi Detached
- Driveway for 3/4 Vehicles
- EV Charger
- Kitchen/Diner
- Living Room
- Conservatory
- 2 Double Bedrooms
- Re-fitted Bathroom





### Ground Floor

The front door opens to a hall with stairs to the first floor and door into the living room.

The living room is located to the front of the property with a large window allowing natural light into the room. Door leading to the kitchen/diner

The kitchen has a range of units to floor and wall levels with worktops and a sink unit. Integrated appliances include a hob, extractor hood, oven and a dishwasher. The dining room is of a good size allowing plenty of space for table and chairs. Door leading to the conservatory.

The large conservatory looks onto the rear garden and is currently used as a seating area/office space. French doors leading onto the rear garden.

### First Floor

The landing has access to the loft, storage cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a built-in wardrobe.

Bedroom 2 is a double bedroom located to the rear with a built-in wardrobe.

Bedroom 3 is a single bedroom located to the front.

The re-fitted bathroom has a white suite comprising W.C, wash basin and bath with shower over. Fully tiled walls and a window to the rear.

### Outside

The front garden is mainly gravelled, allowing off road parking for 3/4 vehicles. EV charger to remain.

The rear garden has a paved patio and the remainder is laid to lawn and enclosed by fencing. Shed to remain.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

### 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.

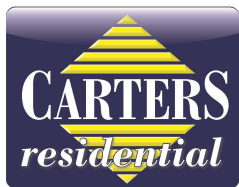
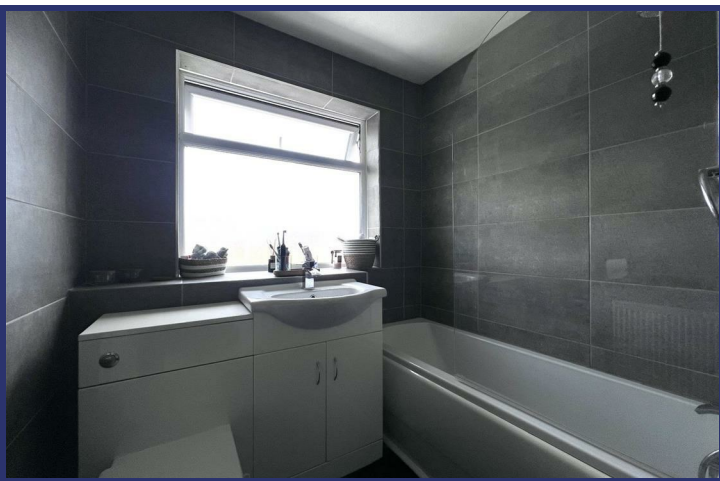
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

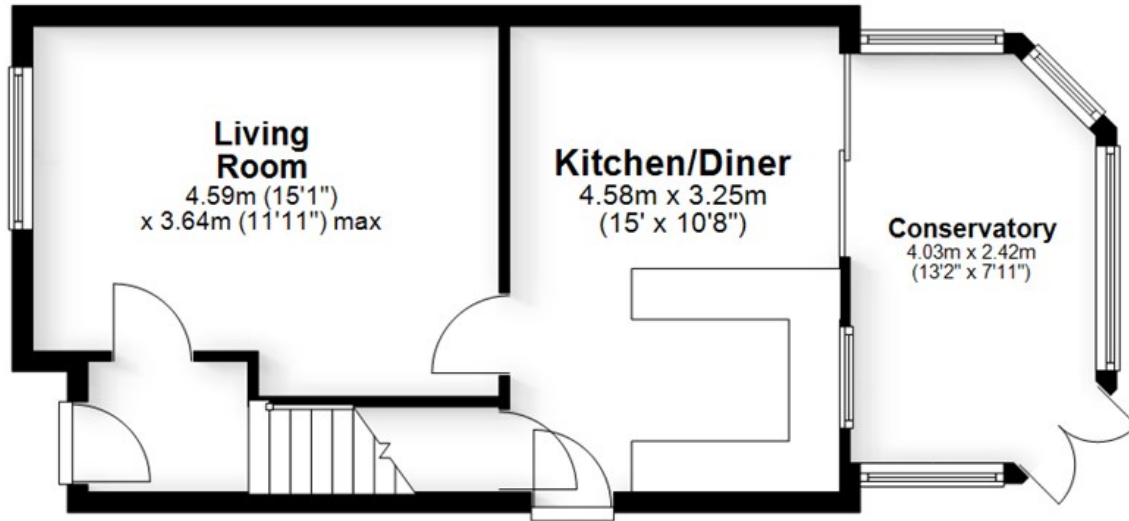
### Disclaimer

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

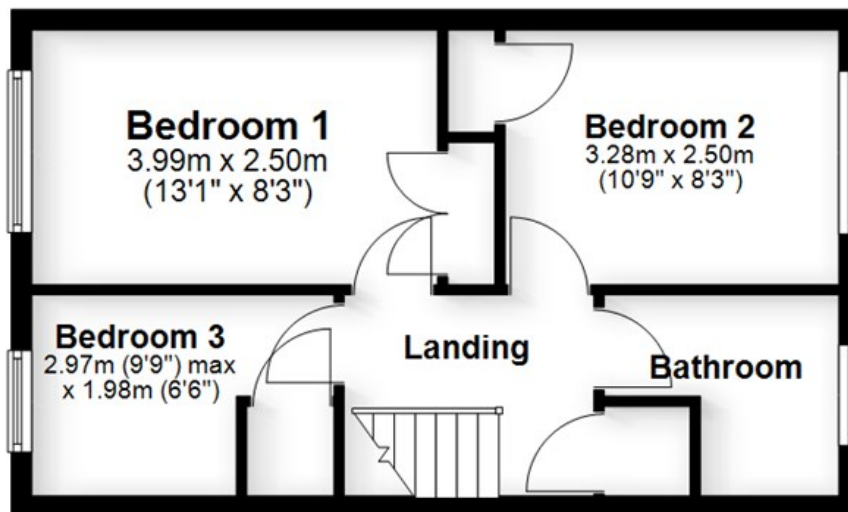




## Ground Floor

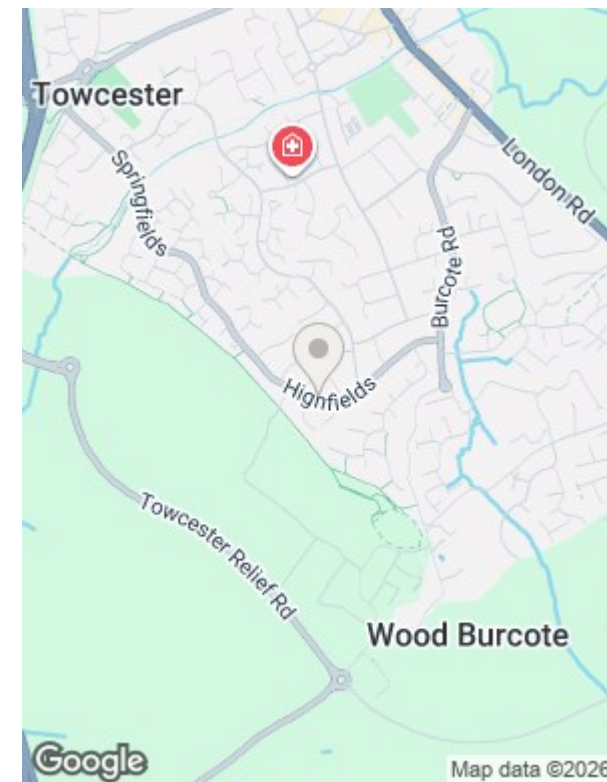


## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

