

21 Pontefract Avenue

**TOWCESTER
NN12 6UG**

£260,000



- **TWO BEDROOMS**
- **END OF TERRACE**
- **DOWNSTAIRS CLOAKROOM**
- **WELL PRESENTED**

- **OPEN PLAN KITCHEN/SITTING ROOM**
- **TWO PARKING SPACES**
- **ENCLOSE REAR GADREN**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented two bedroom terraced home located within the recently developed "Racecourses" area of the historic market town of Towcester. This desirable position offers excellent access to the town centre, providing a wide range of local shops, amenities and leisure facilities.

The accommodation briefly comprises an entrance hall, cloakroom and a contemporary open-plan kitchen/dining/living area to the ground floor. To the first floor there is a landing, two well-proportioned bedrooms, and a modern family bathroom.

Externally, the property enjoys landscaped front and rear gardens, together with two allocated parking spaces, providing ample off-road parking. The property falls within the catchment of the highly regarded Marie Weller Primary School and the popular Sponne Secondary School, making it an ideal choice for first-time buyers, professionals or investors alike. Conveniently situated just off the A5, the home benefits from excellent transport links, with Milton Keynes and Northampton both reachable within approximately 15 minutes by car.

Ground Floor

Entrance Hall

The front door opens into the entrance hall with stairs rising to the first floor and a door leading into the main living space.

Open Plan Lounge/Kitchen/Diner

22'1" x 12'1" (6.74m x 3.70m)

The open plan living accommodation is arranged with lounge and dining areas to the rear, featuring French doors opening onto the rear garden along with windows to the side and rear aspects. The kitchen area is fitted with a range of floor and wall mounted units with quartz work surfaces and a breakfast bar. There is one and a half bowl sink and a full range of integrated appliances including electric hob with extractor hood, double oven, fridge/freezer, dishwasher and washer/dryer. Window to front aspect.

Cloakroom/WC

The cloakroom is fitted with a two piece suite comprising low level WC and wash hand basin.

First Floor

Landing

The landing provides access to the loft space and doors to all rooms.

Bedroom One

12'2" x 8'3" (3.72m x 2.52m)

Bedroom one is a double bedroom positioned to the rear of the property.

Bedroom Two

12'1" x 6'7" (3.70m x 2.02m)

Bedroom two is located to the front and benefits from a built-in storage cupboard.

Bathroom

The bathroom is fitted with a white three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Part tiled walls and a window to the side aspect.

Externally

Front Garden

The front provide a pathway to the front door with the remainder laid to planted and stocked borders.

Rear Garden

The rear garden features a paved patio, lawn and planted borders, along with a garden shed. The garden is enclosed by brick walling and fencing with gated side access leading to the parking area.

Parking

There are two allocated parking spaces located to the side of the property.

Agents Notes

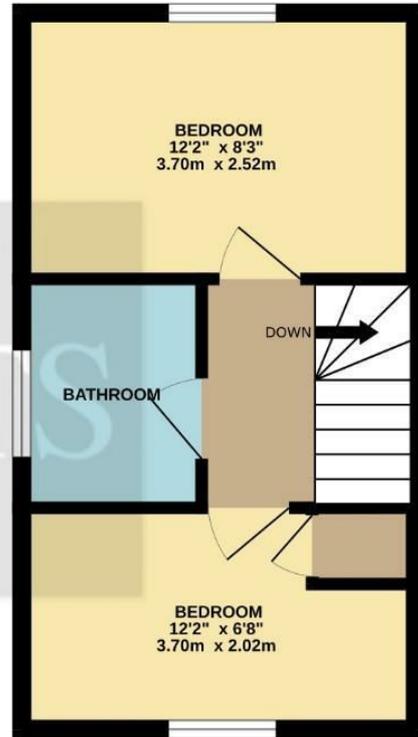
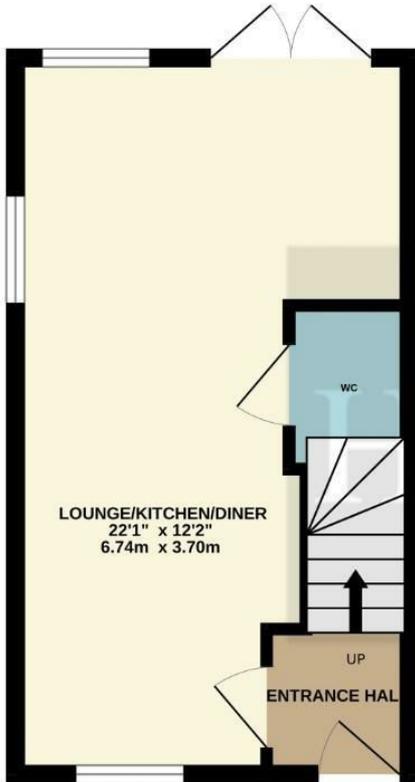
Council

Council Tax Band:



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.