



17 Hunt Close, Towcester, Northamptonshire, NN12 7AD

HOWKINS &
HARRISON

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Towcester,
Northamptonshire,
NN12 7AD

Guide Price: £265,000

A lovely, two double bedroom, semi-detached house, situated in a cul-de-sac position, on the ever popular Shires development within an easy walk of the centre of Towcester. The accommodation comprises entrance hall, sitting room, kitchen / dining room, two double bedrooms and a family bathroom. There is driveway parking, a single garage and a neat, enclosed rear garden.

Features

- Semi-detached house
- Two double bedrooms
- Sitting room
- Kitchen / dining room
- Family bathroom
- Driveway parking
- Single garage
- Neat, enclosed rear garden
- Great location, The Shires
- EPC Rating: C



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 Towcesters 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

The entrance hall has the stairs off and leads into the sitting room, which is open-plan to the kitchen / dining room, with a door into the garden.

First Floor

There are two double bedrooms and a family bathroom.

Outside

The front garden is hard landscaped, with a block paved driveway to one side providing parking and access to the single garage, which has eaves storage and a door into the neat rear garden, with lawn and a seating area.

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

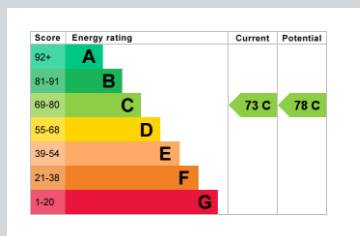
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



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Approximate Area = 613 sq ft / 56.9 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 766 sq ft / 71.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1511153

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