



50 Northampton Road, Towcester, Northamptonshire, NN12 6FW

HOWKINS &
HARRISON

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Northamptonshire, NN12 6FW

Guide Price: £400,000

This delightful and beautifully presented mid terraced, three story stone and brick townhouse, is centrally located within the historic market town of Towcester. The accommodation comprises a master bedroom with en-suite, three additional bedrooms, kitchen/dining/sitting room with integrated appliances, a courtyard garden, and two secure parking spaces behind electric gates.

Features

- Beautiful town house
- Master bedroom with en-suite
- Three further bedrooms with family bathroom
- Stone with brick detail
- Enclosed courtyard garden
- Two allocated and secure parking spaces behind electric gates
- Walking distance to all amenities
- Freehold
- Great central location
- EPC rating: B



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 Towcestrians 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 a cloakroom off and leads through to the kitchen/dining/sitting room. The kitchen benefits from a range of fitted units and integrated appliances. Glazed french double doors open into the courtyard garden.

First Floor

The landing provides access to two double bedrooms both with fitted wardrobes and a further single bedroom and a family bathroom.

Second Floor

The landing opens to the large master bedroom with fitted wardrobes, additional storage space and an en-suite.





Outside

There is a low maintenance enclosed courtyard garden with gate leading to the two allocated parking spaces. The secure parking spaces are in an easily accessible position behind electric gates.

Agents Note

We understand there is a management charge payable for the maintenance of the communal areas and services, at the time of writing we are seeking clarification on this point.

Any photographs containing furniture have been virtually staged.





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

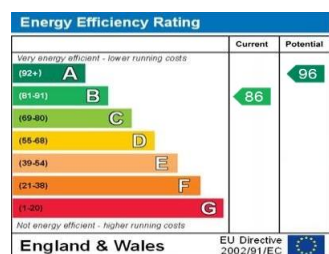
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

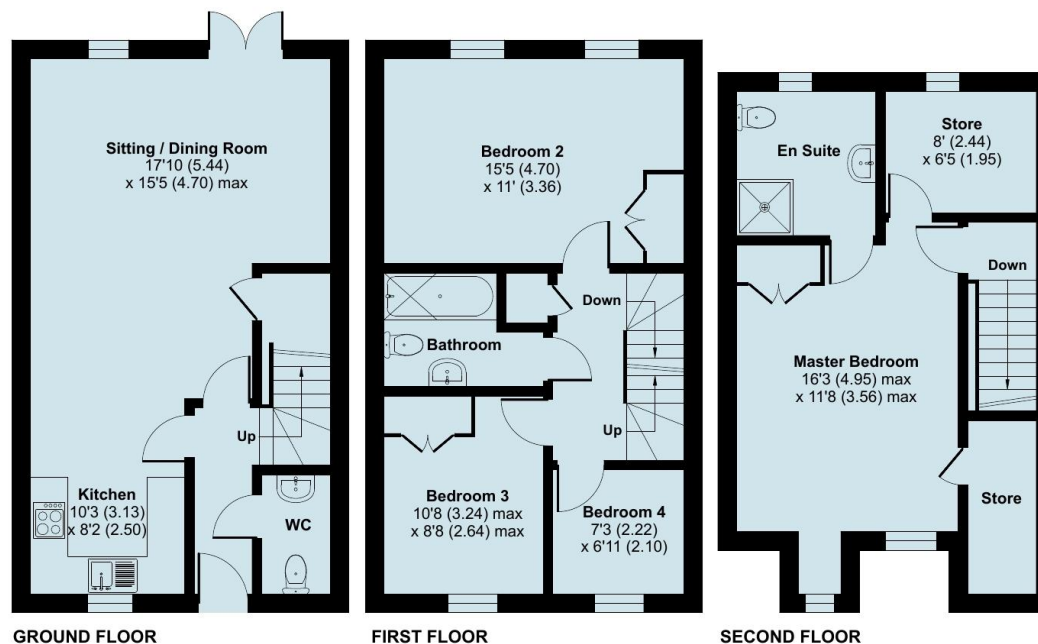
Council Tax Band - D



Northampton Road, Towcester, NN12

Approximate Area = 1269 sq ft / 117.8 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1388369

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.