

95 Hexham Street

**TOWCESTER
NN12 6UB**

£260,000



- **MODERN TERRACE HOME**
- **DOWNSTAIRS WC**
- **RECENTLY CONSTRUCTED IN 2021**
- **TANDEM LENGTH DRIVEWAY**
- **TWO BEDROOMS**
- **OPEN PLAN LOUNGE / KITCHEN**
- **EXCELLENT CONDITION**
- **ENERGY EFFICIENCY RATING : B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A recently constructed two bedroom property offered in excellent condition, located in the sought after Towcester Racecourse Estate. With accommodation comprising in brief; entrance hall, open plan lounge / kitchen, downstairs wc, with two bedrooms and a bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and off road parking located to the side.

Entrance Hall

Enter via composite door, stairs rising to first floor, LVT flooring, radiator.

Lounge / Kitchen

20'3" x 13'3" reducing to 10'1" (6.19 x 4.05 reducing to 3.09)

UPVC windows to front and rear aspect, UPVC French doors to rear, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated double oven, fridge/freezer, dishwasher, breakfast bar, under stairs storage cupboard, LVT flooring, two radiators.

Downstairs WC

Low level WC, sink unit, pedestal wash hand basin, LVT flooring, radiator.

First Floor Landing

Access to all rooms

Bedroom One

13'4" x 8'11" (4.07 x 2.73)

UPVC window to front aspect, storage cupboard, loft access, radiator.

Bedroom Two

11'1" x 6'10" (3.39 x 2.09)

UPVC window to rear aspect, radiator.

Bathroom

7'2" x 6'2" (2.19 x 1.88)

Obscure UPVC window to rear aspect, pedestal wash hand basin, low level wc, bath unit with shower over, complementary tiling, chrome heated towel rail.

Front Garden

Paving, stone chip bed, low hedge, off road parking for two vehicles available to the left of the terrace.

Rear Garden

Lawn area leading to raised decking area, various paving, enclosed by wooden fencing and brick walls.

Agents Notes

Local Authority: West Northamptonshire Council

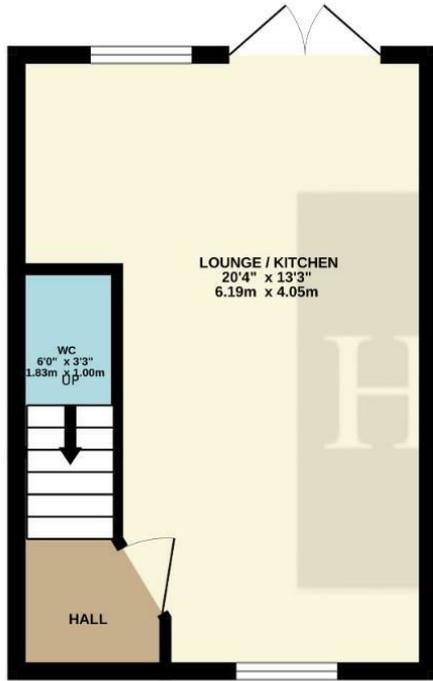
Council Tax Band - B

PLEASE NOTE - The owner does not currently pay a management charge, however there will be one for future management of the green and private road areas. Please confirm any enquiries related to this matter with your chosen solicitor.

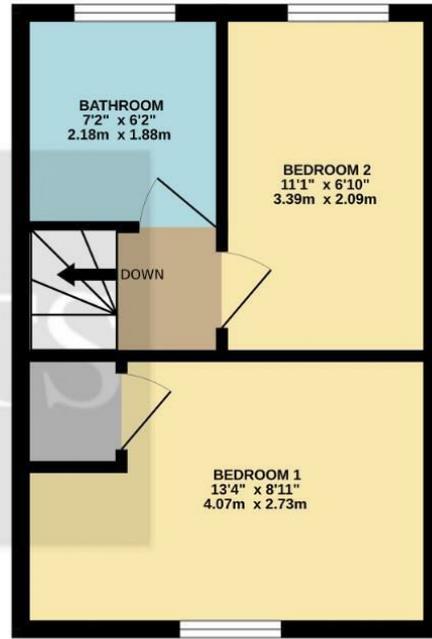




GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.
 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
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		82	
(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		



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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.