

37 Long Morris

**TOWCESTER
NN12 6GH**

£1,450



- **END OF TERRACE**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **ALLOCATED PARKING SPACE**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **GARDENS TO FRONT AND REAR**
- **ENERGY EFFICIENCY RATING: B**

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PERSONAL • PROFESSIONAL • PROACTIVE

A recently built, end of terrace, three bedroom property situated in the new estate in Towcester. The accommodation comprises entrance hall, cloakroom, lounge/dining room, three bedrooms, master with en suite, and family bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, allocated off road parking and gardens to front and rear.

Ground Floor

Entrance Hall

Laminate flooring, stairs rising to first floor landing, radiator, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin, tiled splash areas, radiator, laminate flooring.

Lounge

17'1" x 13'3" (5.23 x 4.05)

Laminate flooring, radiator, under stairs storage cupboard, UPVC double glazed windows to side and rear with fitted shutter blinds, UPVC double glazed French doors out to garden.

Kitchen

9'8" x 8'8" (2.97 x 2.66)

Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, built in dishwasher, washing machine and fridge/freezer, fitted gas hob with extractor fan above, electric oven, cupboard housing central heating boiler, UPVC double glazed window to front with fitted shutter blinds.

First Floor

Landing

Built in cupboard, loft access, doors to:

Bedroom One

13'9" x 9'1" (4.20 x 2.77)

Built in wardrobe, radiator, UPVC double glazed window to front with fitted shutter blinds, doors to:

En Suite

Comprising shower cubicle with shower unit above, hand wash basin, low level WC, tiled splash areas, radiator, UPVC double glazed window to front with fitted shutter blinds.

Bedroom Two

9'10" x 6'9" (3.00 x 2.08)

Radiator, UPVC double glazed window to rear with fitted shutter blinds.

Bedroom Three

6'8" x 7'0" (2.05 x 2.15)

Radiator, fitted wardrobes, UPVC double glazed window to rear with fitted shutter blinds.

Bathroom

Suite comprising bath unit, hand wash basin, low level WC, tiled splash areas, radiator, UPVC double glazed window to side with fitted shutter blinds.

Externally

Front Garden

Surrounded by brick built dwarf wall and metal railings, pathway leading to front door.

Rear Garden

Paved patio area leading to lawn, rear gated access to allocated parking space.

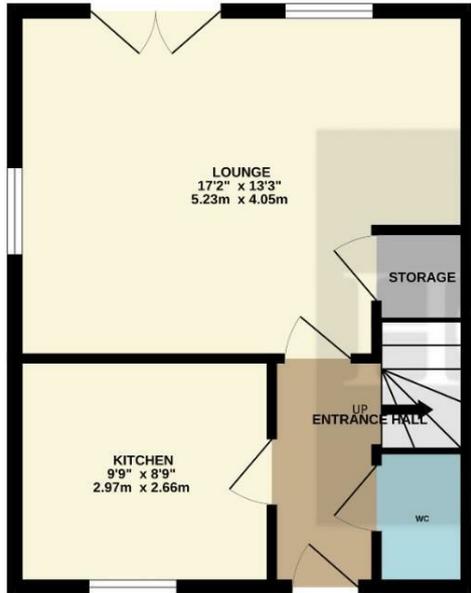
Agents Notes

Council Tax Band: C

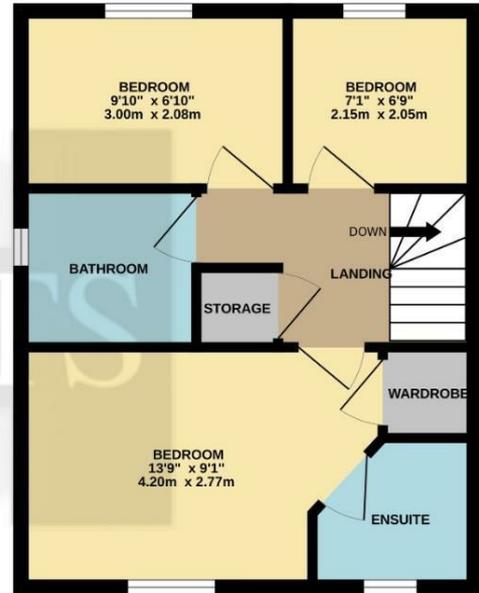




GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 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			96
(81-91) B		84	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.