



Catterick Way, Towcester, NN12 6NX





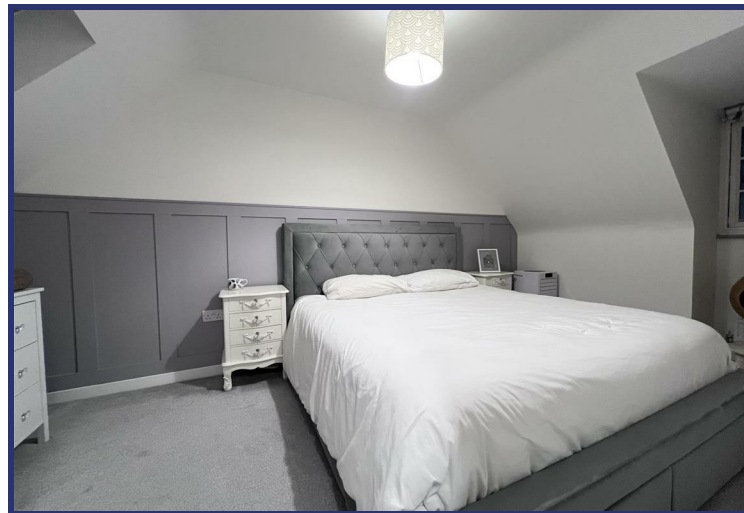
39 Catterick Way  
Towcester  
NN12 6NX

**£290,000**

**A well presented end of terrace 3 bedroom, three story townhouse, with allocated parking, front and gardens, and located on a popular new development.**

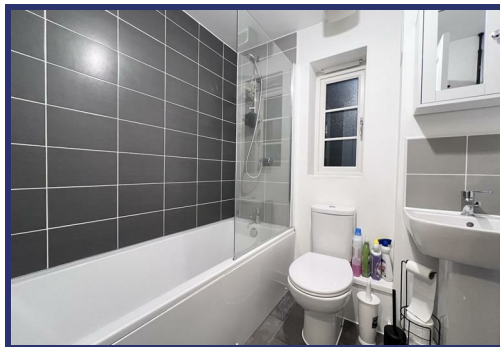
The property has accommodation set over three floors comprising; an entrance hall, cloakroom, and an open plan kitchen/ family/ dining room. On the first floor, there are two bedrooms and a bathroom and on the top floor a further double bedroom. Outside the house has a small front garden, enclosed rear garden and allocated parking to the side.

- End Of Terrace
- 3 Storey Town House
- 3 Bedrooms
- Open Plan Living Space & Kitchen
- Allocated Parking
- Cloak Room
- Front & Rear Gardens
- Popular New Development





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7 days a week



## Ground Floor

A front door opens to a hall with stairs to the first floor and door to the open plan living space and kitchen.

The ground floor is dedicated to a large open plan kitchen/ family/ dining room. The kitchen area has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include a gas hob, extractor hood and oven. Space for freestanding appliances such as fridge/freezer, washing machine and dishwasher. The remainder of the room is dedicated to a sitting room area with door opening to the rear garden and window.

A cloakroom has a suite comprising W.C. and wash basin.

## First Floor

The landing has stairs to the first floor and doors to all rooms.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a white suite comprising W.C., wash basin and bath with shower over. Tiled walls.

## Second Floor

The landing has a small storage cupboard and a door to the master bedroom.

The master bedroom is a dual aspect double bedroom with a dormer window to the front and two skylight windows to the rear.

## Outside

A small front garden is laid with paving and stones.

The rear garden has paved patio and the remainder is laid to lawn. Rear gated access and enclosed by fencing.

There is allocated parking to the side of the property.

## Heating

The property has gas to radiator central heating.

## Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Service charge review period (year/month)

Local Authority: West Northants Council

Council Tax Band: C

## Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

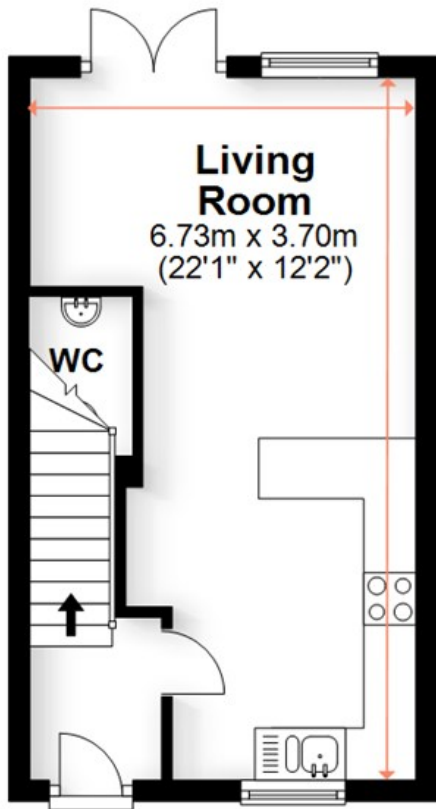
## Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



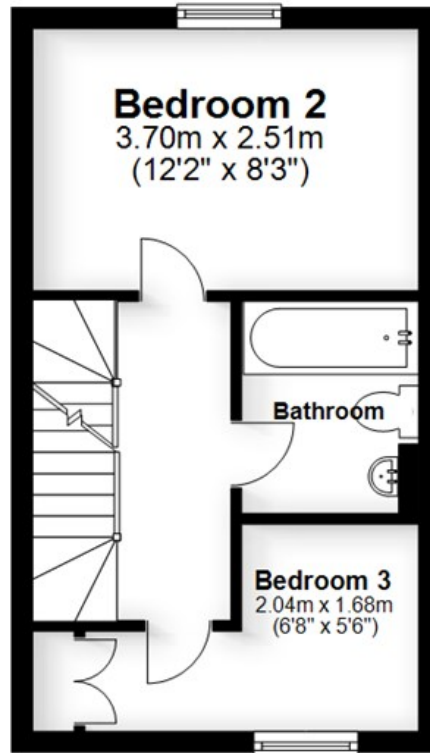
## Ground Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



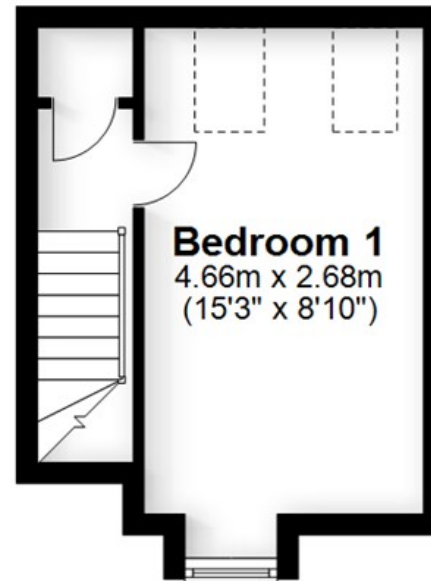
## First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



## Second Floor

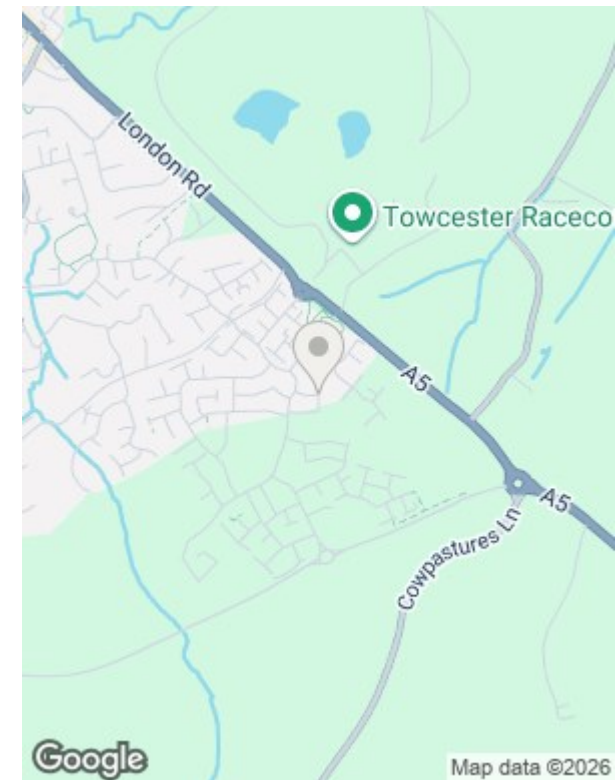
Approx. 17.1 sq. metres (184.2 sq. feet)



**Total area: approx. 66.9 sq. metres (720.2 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



## Viewing Arrangements

By appointment only via Carters.

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✉️ stony@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

