



5 Spring Gardens, Towcester, Northamptonshire, NN12 6AQ

HOWKINS &
HARRISON

5 Spring Gardens,
Towcester,
Northamptonshire,
NN12 6AQ

Guide Price: £300,000

This delightful cottage sits in a secluded position within close proximity to the thriving centre of Towcester. Set over three floors, this characterful cottage retains many original features, with accommodation over three floors and extends to two bedrooms, a dressing room, bathroom, kitchen/dining room, utility, cloakroom and sitting room. Outside there are two gardens; the front garden has a good size shed and patio seating area and the rear garden is enclosed on all sides.

Features

- Character cottage
- Original features
- Town centre location
- Two bedrooms & dressing room
- Bathroom
- Kitchen/dining room
- Utility & cloakroom
- Sitting room
- Gardens
- Energy rating D



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 cottage is approached by a footpath leading to the front door which opens into the sitting room that features a wood burning stove. The kitchen/dining room has a range of fitted units and a free-standing cooker and leads on to the utility room and cloakroom. The rear garden can be accessed from the kitchen.



First Floor

Double bedroom and recently fitted bathroom.

Second Floor

A further double bedroom leading to the dressing room/study space.

Outside

The cottage sits in a quiet backwater yet within easy walking distance to the centre of Towcester. It is approached by a footpath leading to the front garden and to the cottage. The south easterly facing front garden benefits from a sturdy shed and patio seating area and is edged with mature flower beds and shrubs. To the side of the property, a courtesy gate leads to the rear garden which is surrounded on all sides by a timber fence and mostly laid to lawn, again, with a patio 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

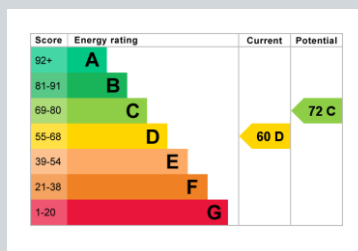
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

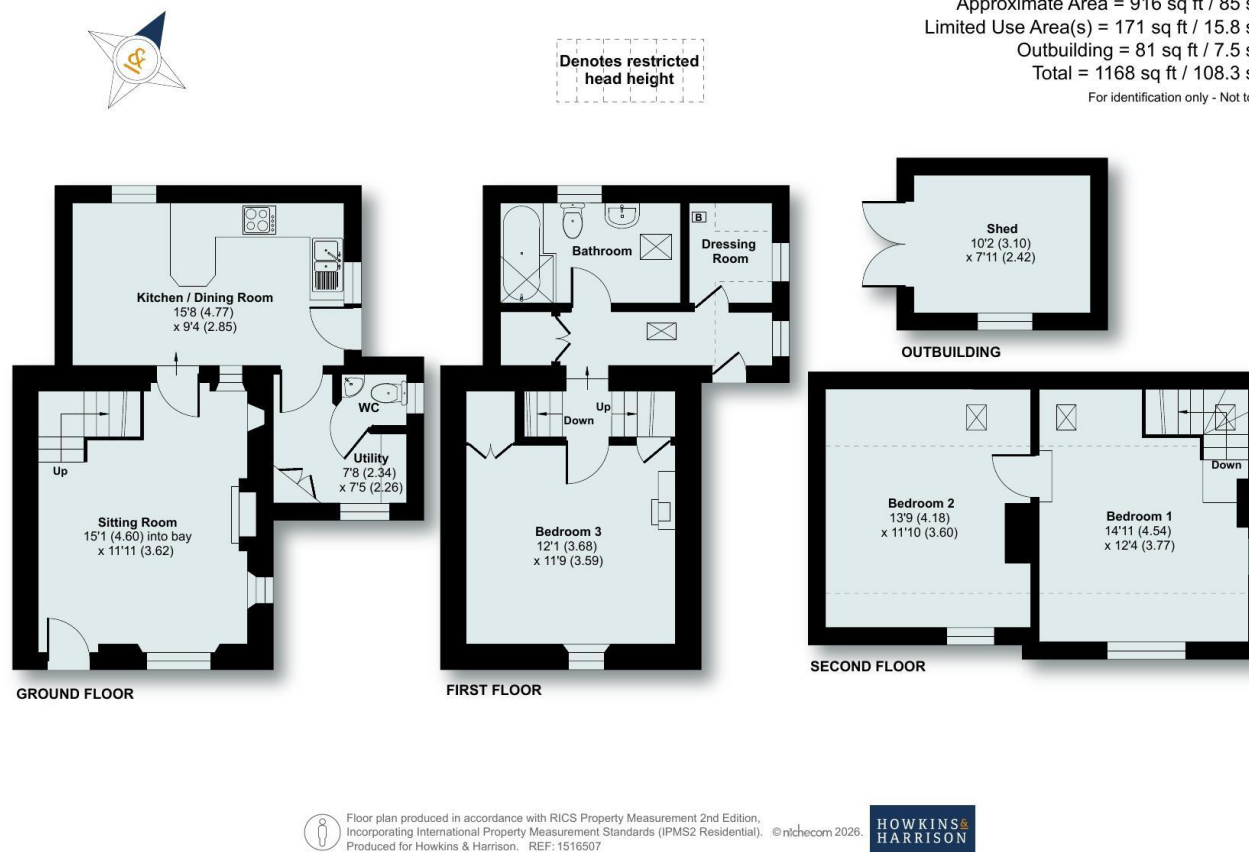
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – A



Spring Gardens, Towcester, NN12

Approximate Area = 916 sq ft / 85 sq m
Limited Use Area(s) = 171 sq ft / 15.8 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1168 sq ft / 108.3 sq m
For identification only - Not to scale



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.