



9 Campbell Close, Towcester, Northamptonshire, NN12 7AW

HOWKINS &
HARRISON

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Towcester,
Northamptonshire,
NN12 7AW

Guide Price: £325,000

A three bedroom semi-detached property, constructed by David Wilson Homes, situated in a quiet cul-de-sac on the ever popular Shires Development. The accommodation comprises entrance hall, cloakroom, kitchen / breakfast room, sitting / dining room, conservatory, master bedroom with en-suite shower room, two further bedrooms and family bathroom. There is off-road driveway parking for maybe two cars, a single garage and an enclosed rear garden.

Features

- Semi-detached house
- Three bedrooms
- En-suite shower plus bathroom
- Kitchen / breakfast room
- Sitting / Dining room
- Conservatory addition
- Driveway & Single Garage
- Enclosed rear garden
- Gas to radiator central heating
- EPC 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, water sports 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, the kitchen / breakfast room has a feature bay window to the front, whilst the generous sitting / dining room opens into the conservatory addition.

First Floor

The landing provides access to the master bedroom which boasts an en-suite shower room. There are two further bedrooms and a family bathroom.

Outside

The property is situated in a quiet cul-de-sac with a driveway providing off-road parking for maybe two cars and access to the single garage, complete with eaves storage and a door into the back garden. Enclosed by fencing the garden is a pleasant size and offers paving and a lawn.

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

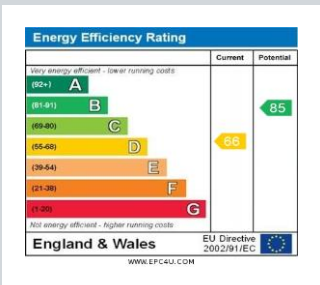
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



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Campbell Close, Towcester, NN12

Approximate Area = 933 sq ft / 86.6 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1090 sq ft / 101.1 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). Produced for Howkins & Harrison. REF: 1434849



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.



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