

**39 Catterick Way**

**TOWCESTER  
NN12 6NX**

**£290,000**



- **MODERN END OF TERRACE**
- **THREE STOREY**
- **DOWNSTAIRS WC**
- **CLOSE TO TOWCESTER RACECOURSE**
- **THREE BEDROOMS**
- **OPEN PLAN RECEPTION / KITCHEN ROOM**
- **ALLOCATED OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern three bedroom, three storey end of terrace property offered in excellent condition, with allocated off road parking for two vehicles. With accommodation comprising in brief; entrance hall, open plan reception/kitchen, and downstairs wc to the ground floor, two bedrooms and a bathroom to the first floor, with the master bedroom on the top floor. The property also benefits from front and rear gardens, UPVC double glazing, and gas central heating.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, stairs rising to first floor.

### **Open Plan Reception / Kitchen**

22'0" x 12'1" max (6.73 x 3.70 max)

UPVC windows to front and side aspects, UPVC French doors to side. A range of wall and base units with roll top work surfaces over, one and a half bowl sink unit, integrated gas hob, oven, and extractor, spaces for further appliances.

### **Downstairs WC**

Low level WC, sink unit.

## **First Floor**

### **Bedroom Two**

12'1" x 8'2" (3.70 x 2.51)

UPVC window to rear aspect.

### **Bedroom Three**

12'1" max x 5'6" (3.70 max x 1.68)

UPVC window to front aspect.

### **Bathroom**

Obscure UPVC window to side aspect, bath unit with shower over, sink, low level wc, complementary tiling.

## **Second Floor**

### **Bedroom One**

15'3" x 8'9" max (4.66 x 2.68 max)

UPVC windows to front aspect, two Velux windows to rear.

## **Externally**

### **Front Garden**

Stone chip area with paving.

### **Rear Garden**

Patio area leading to lawn area, gated side access, enclosed by brick walls and wooden fencing.

## **Agents Notes**

Local Authority: West Northants Council

Council Tax Band: C

There are two allocated parking spaces located to the side of the property.

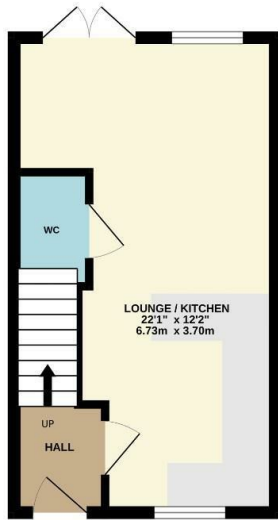
A small annual service charge will be due for maintenance of the surrounding area, amount TBC.



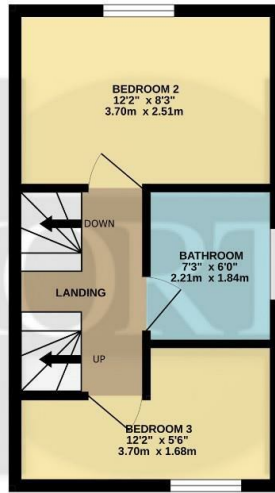




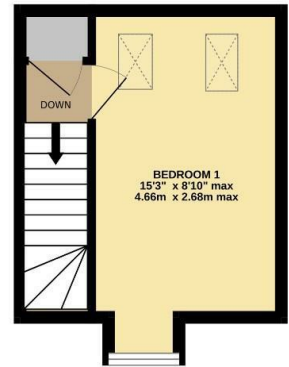
GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



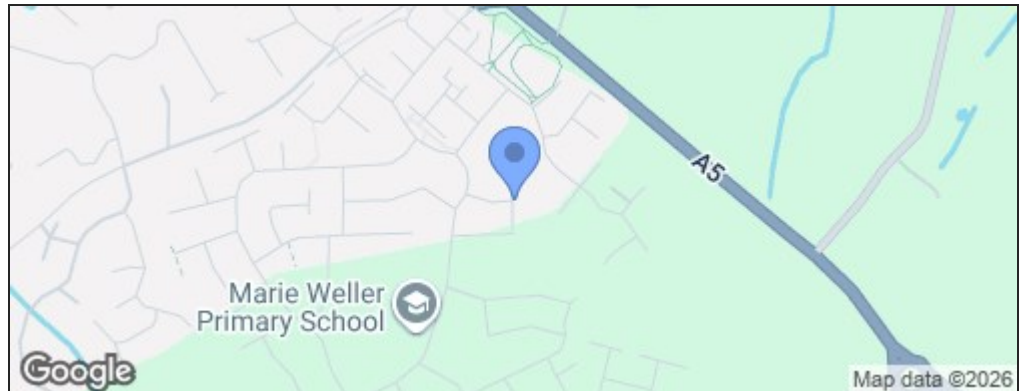
2ND FLOOR  
179 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Disclaimer

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.