

2b Richmond Road, Towcester, Northamptonshire, NN12 6EX

HOWKINS & HARRISON

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Towcester,
Northamptonshire,
NN12 6EX

Guide Price: £425,000

An established three storey townhouse centrally located in the town of Towcester, within easy walking distance of the many amenities available. Beautifully presented throughout, the property includes a ground floor open plan kitchen/dining/living room, a spacious sitting room on the first floor, with three generous bedrooms and two bathrooms on the second floor. The property has a single allocated parking space to the rear and an enclosed courtyard garden.

Features

- Beautifully presented townhouse
- Open plan kitchen/dining/living room
- Cloakroom
- Dual aspect sitting room
- Master bedroom en-suite
- Two further bedrooms
- Family bathroom
- Rear courtyard garden & parking
- Centrally located
- EPC rating: C







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

Spacious entrance hall with cloakroom, leading to the open plan kitchen/dining/living room, with a range of fitted units, integrated appliances and a doorway leading to the courtyard garden.

First Floor

Off the landing is the large dual aspect sitting room.

Second Floor

The master bedroom boasts an en-suite shower room. There are two further generous bedrooms, sharing a four-piece family bathroom.











Outside

The property is situated in the centre of Towcester town and within a very easy walk to the high street which has many amenities to offer. To the rear of the property is an enclosed low maintenance courtyard with a gate leading to the allocated parking space.

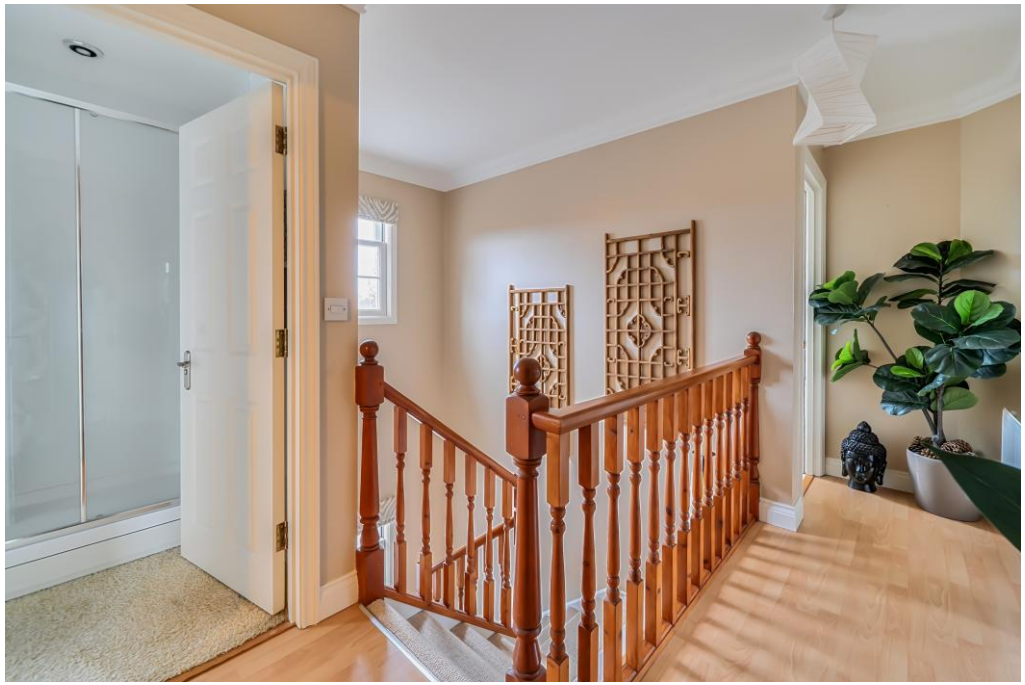
Agents Note

The property forms part of Museum Court and as such there is a management company which looks after the maintenance of the car parking, the communal lighting, landscaping and grass maintenance. The annual contribution is approximately £333.00.















Viewing Arrangements
Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

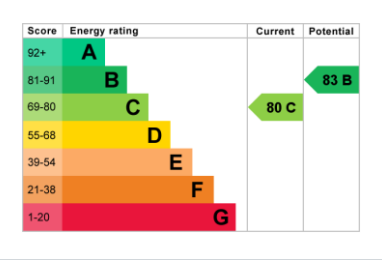
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

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.

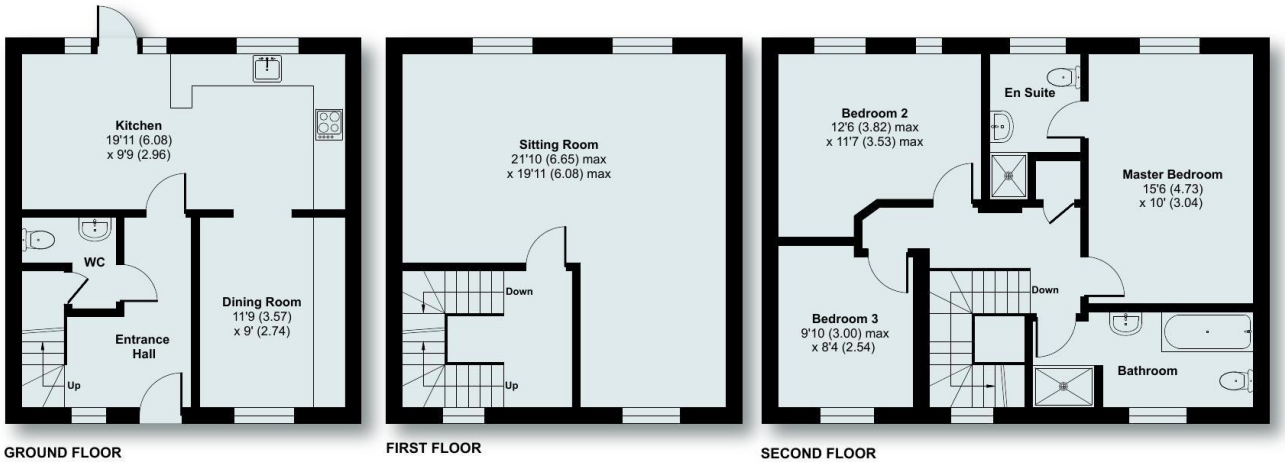
Council Tax Band - E



Richmond Road, Towcester, NN12

Approximate Area = 1508 sq ft / 140 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: 1542782

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HOWKINS & HARRISON

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