

3 Browns Yard, Towcester, Northamptonshire, NN12 6SY

HOWKINS & HARRISON

# 3 Browns Yard, Towcester, Northamptonshire, NN12 6SY

## Guide Price: £415,000

Recently constructed to a great standard, this detached property is privately yet conveniently situated within the very centre of Towcester. The property benefits from a spacious kitchen/dining room, sitting room, ground floor shower room, three bedrooms and two bathrooms. Outside, the property further benefits from a landscaped garden and off-road parking.

### Features

- Town centre location
- Detached property
- Three bedrooms
- Two bathrooms
- Spacious kitchen/dining room
- Sitting room
- Ground floor shower room
- Rear, landscaped garden
- Off-road parking
- Energy rating TBC







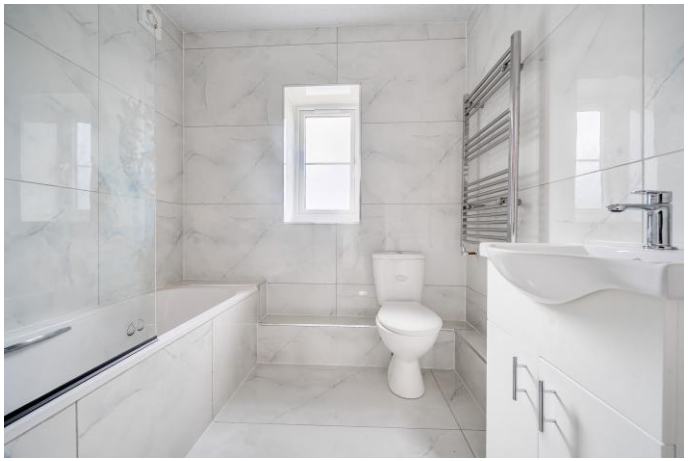
## Location

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, Whittlebury Hall, Collingtree, and of course the world famous motor racing at Silverstone.









## Ground Floor

Entrance hall, with shower room off, and a doorway to the sitting room, kitchen/dining room, with fitted units and integrated appliances, and patio doors leading to the rear garden.

## First Floor

The master bedroom benefits from an en-suite shower room. There are two further bedrooms, sharing a family bathroom.

## Outside

The property sits at the end of a no-through road, with a gravel driveway to the side offering off-road parking, and steps leading to the front door. To the rear, the enclosed, landscaped garden is mostly laid to lawn, with a large patio seating area.

## Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

## 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 water, electricity, gas and drainage services.

## Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

## Council Tax Band – To be assessed at build completion.

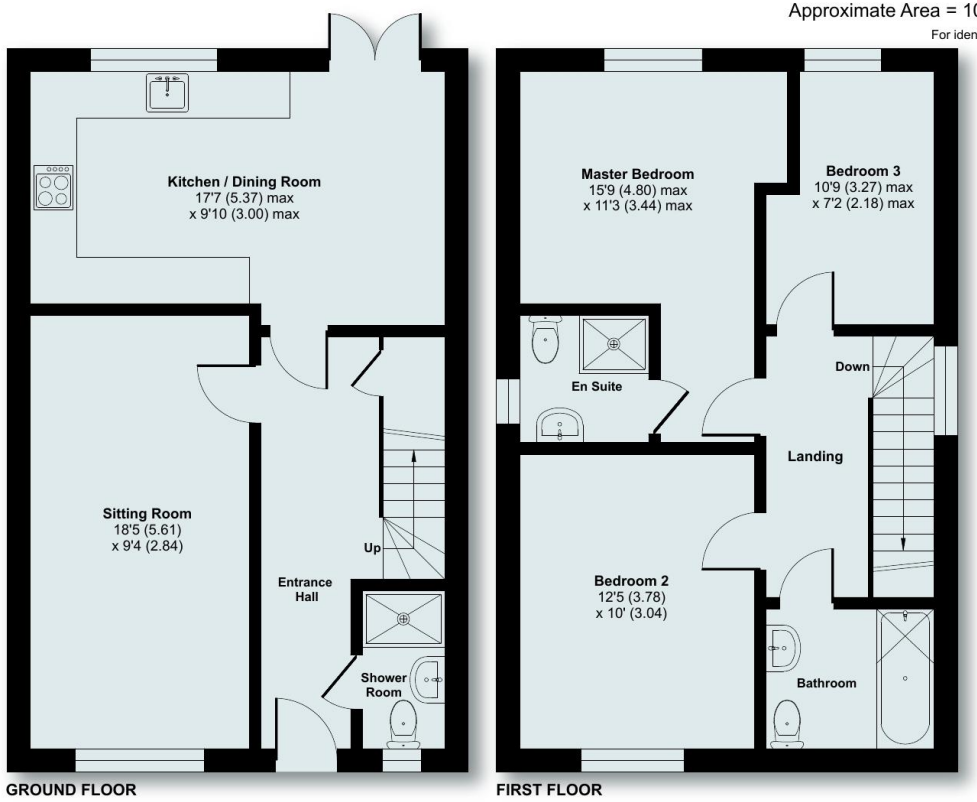
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AWAITING EPC

# Browns Yard, Towcester, NN12

Approximate Area = 1012 sq ft / 94 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1381637

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**Howkins & Harrison**

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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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