

16 Richmond Road, Towcester, Northamptonshire, NN12 6EX

HOWKINS & HARRISON

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Towcester,
Northamptonshire,
NN12 6EX

Guide Price: £315,000

Conveniently situated within the very centre of the thriving market town of Towcester, this semi-detached property is immaculately presented throughout. The accommodation has been beautifully improved by the current owner, to include a spacious sitting/dining room, kitchen, cloakroom, three bedrooms and a family bathroom. Outside, the property further benefits from driveway parking and a landscaped garden.

Features

- Beautifully presented throughout
- Spacious sitting/dining room
- Kitchen
- Cloakroom
- Generous master bedroom
- Two further bedrooms
- Family bathroom
- Walking distance to amenities
- Driveway parking & garden
- 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, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.









Ground Floor

Entrance hall, leading to the open plan sitting/dining room, complete with a wood-burning stove. The kitchen includes a range of fitted units, leading to a rear hallway with cloakroom off and a doorway providing access to the garden.

First Floor

The generous master bedroom benefits from fitted cupboards. There are two further bedrooms, one currently utilised as a study, and a family bathroom.

Outside

The property is conveniently located within walking distance of the many amenities available in Towcester and benefits from ample driveway parking with raised flower beds. To the rear of the property, a private patio is located off the rear hallway. A communal footpath located at the back of the terrace of cottages leads to an enclosed garden, mostly gravelled with neat flower beds and a useful garden shed.

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

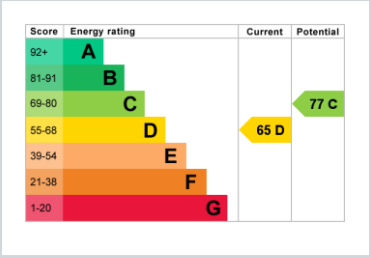
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

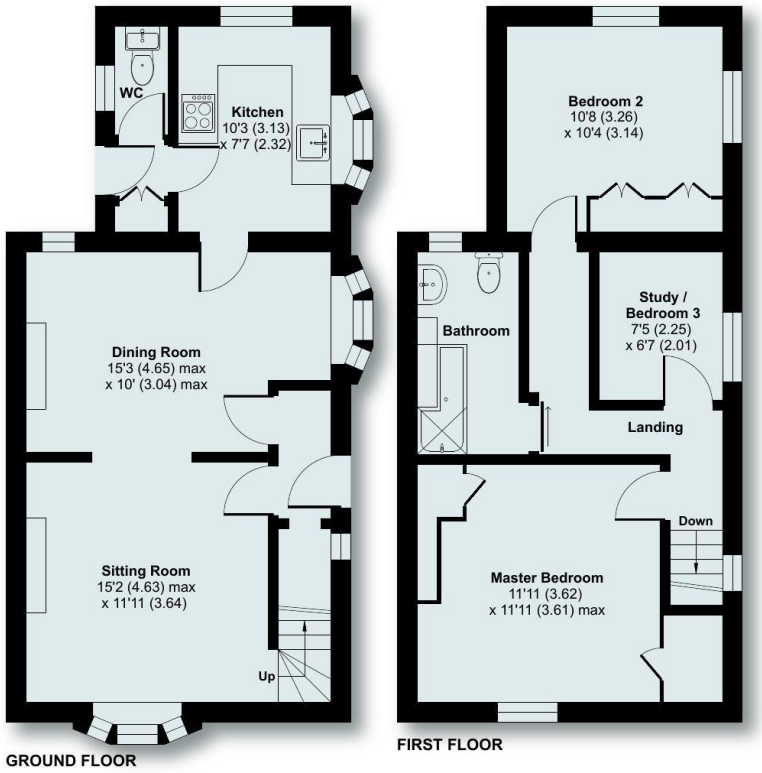
Council Tax Band – B



Richmond Road, Towcester, NN12

Approximate Area = 936 sq ft / 86.9 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 2026. Produced for Howkins & Harrison. REF: 1527258

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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