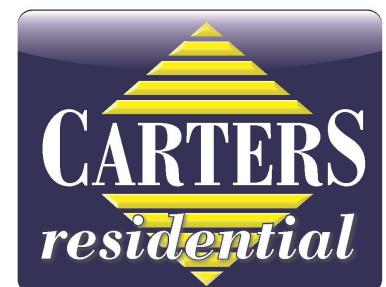




Windsor Close, Towcester, NN12 6JB



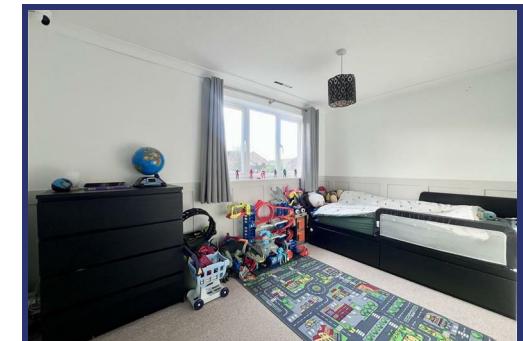
39 Windsor Close
Towcester
NN12 6JB

£430,000

Occupying a spacious plot in a central Towcester location, walking distance to Nicholas Hawksmoor primary school and other amenities.

The property has accommodation set over two floors comprising; an entrance hall, cloakroom, living room, office, utility room and a kitchen/dining room with a range of integrated appliances. On the first floor there are 4 bedrooms and a family bathroom. Outside the property has front and rear gardens, a good sized driveway and a storage area to the front of the partially converted garage.

- Four Bedrooms
- Open Plan Kitchen/Diner
- Fitted Kitchen
- South Facing Garden
- Driveway & Parking
- Cul-de-sac Location
- Walking distance to Nicholas Hawksmoor Primary School
- Central Towcester
- Cloakroom
- Utility Room





Ground Floor

The large entrance hall has doors to all rooms and stairs to the first floor.

A cloakroom has a suite comprising W.C. and wash basin.

The living room is located to the rear, has recently been paneled and provides a very relaxed feel. Window looking onto the garden.

A large kitchen/dining room has been re-fitted in recent times with a range of units, quartz worktops, sink unit and a range of integrated appliances to include an induction hob, extractor, oven/grill, microwave, dishwasher and fridge/freezer. Window to the front and sliding patio doors leading to the rear garden.

A partially converted garage provides a great office space & Utility Room. Door leading to the rear garden.

First Floor

The landing has access to the loft which is half boarded and houses the boiler, a storage cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with built in wardrobes to remain.

Bedroom 2 is also a double bedroom located to the rear of the property.

Bedrooms 3 & 4 both offer a similar space and are located at the front of the property.

The family bathroom has recently been refitted comprising W.C., wash basin and bath with shower over. Window to the side.

Outside

Large front garden and driveway which offers space for several cars.

The rear garden has a paved patio and the remainder is laid to lawn and enclosed by brick walls. There is access from the front via the side alley.

Storage area located at the front third of the partially converted garage.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: D (£2405.12)

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

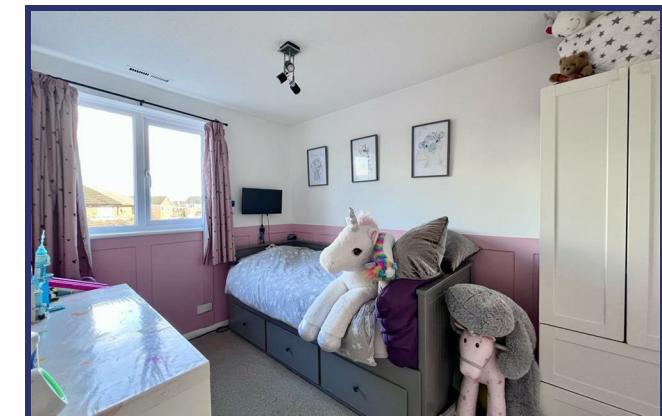
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

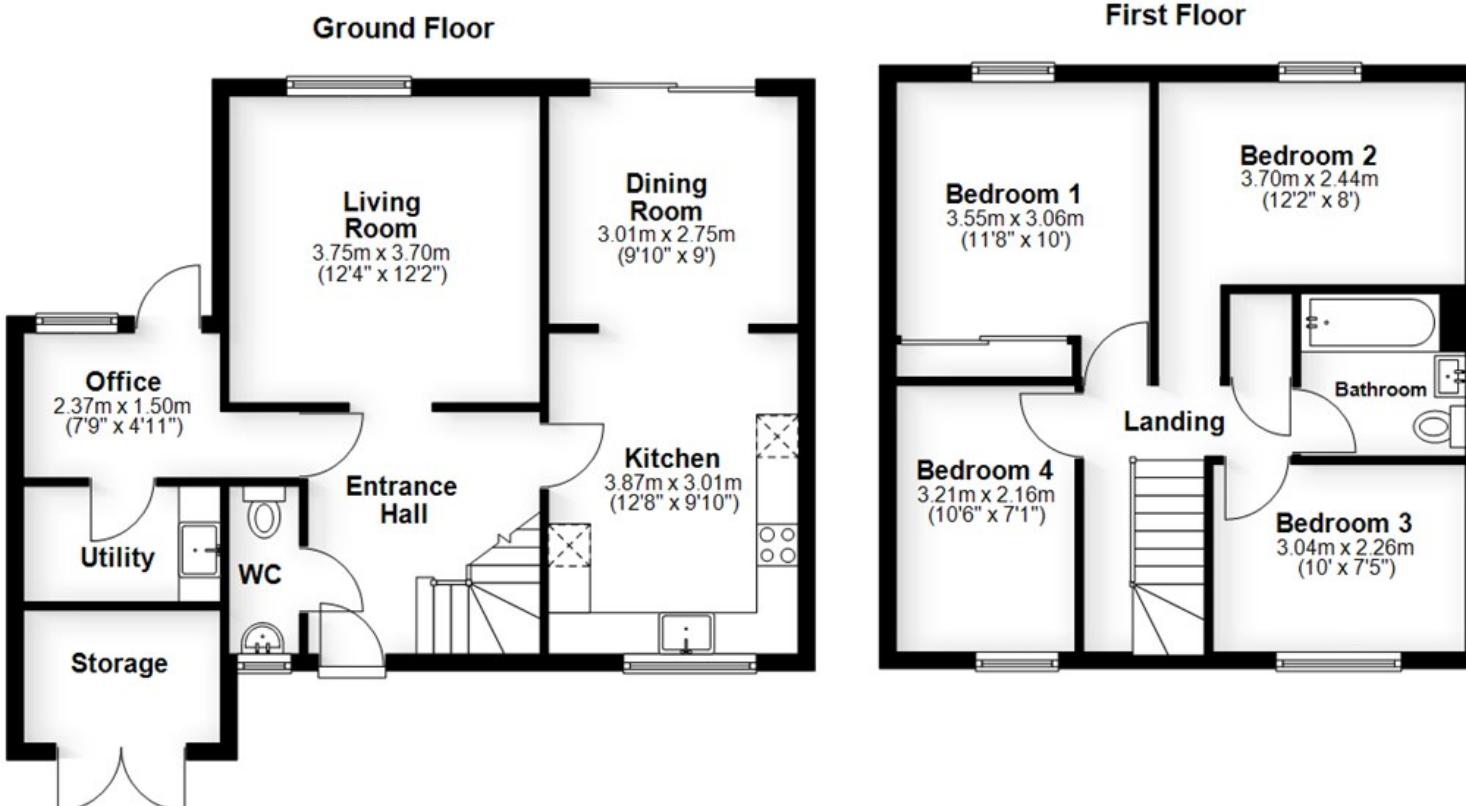
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

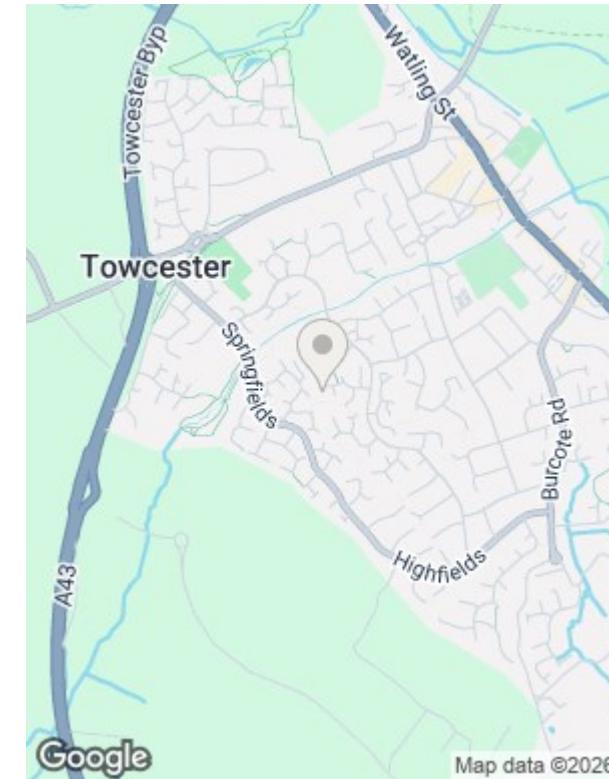






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	
EU Directive 2002/91/EC			

