



Pontefract Avenue, Towcester, NN12 6UG



37 Pontefract Avenue
Towcester
Northamptonshire
NN12 6UG

£260,000

A beautifully presented 2 bedroom end of terrace house (block of three) with 2 parking spaces and gardens.

The property had a number of upgrades from new to include a full range of kitchen appliances and Quartz worktops. It has accommodation set on two floors comprising; a hall ,cloakroom, open plan lounge/ dining room/ kitchen, 2 bedrooms and a bathroom. Outside there are gardens to the front ,side and rear and two parking spaces. The property is located at the end of the road, with no passing traffic.

The house is located on this popular development on the edge of Towcester, with the town centre a comfortable walking distance away

- 2 Bedroom End Terrace (Block of 3)
- Beautifully Presented
- Upgraded Specification
- Open Plan Lounge/ Dining Room/ Kitchen
- Full Range of Kitchen Appliances & Quartz Worktops
- Cloakroom
- Front, Side & Rear
- 2 Parking Spaces





Ground Floor

A front door open to the hall which has stairs to the first floor and the door to the living space.

The open plan living space has a living room and dining area to the rear with French doors to the rear and windows to the side and rear. The kitchen area has a range of units to floor and wall levels with granite worktops and breakfast bar. Under mounted one a half sink. A full range of integrated appliances include an electric hob, extractor hood, double oven, fridge/freezer, dishwasher and a washer dryer. Window to the front.

The cloakroom has a suite comprising WC and wash basin.

First Floor

The landing has access to the loft and doors to all rooms .

Bedroom 1 is a double bedroom located to the rear.

Bedroom 2 is located to the front with a built-in cupboard.

The bathroom has a white suite comprising WC, wash basin and a bath with shower over. Part tiled walls and a window to the side.

Gardens & Parking

The front and side garden have a pathway to the front door and the remainder laid with fully stocked beds.

The rear garden has paved patio, lawns and some stocked beds. Garden shed. Enclosed by brick wall and fencing with side gated access to the parking spaces.

There is parking area with two allocated parking spaces (numbered number 37).

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Service charge review period (year/month)

Local Authority: West Northants Council

Council Tax Band: B

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 under take 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

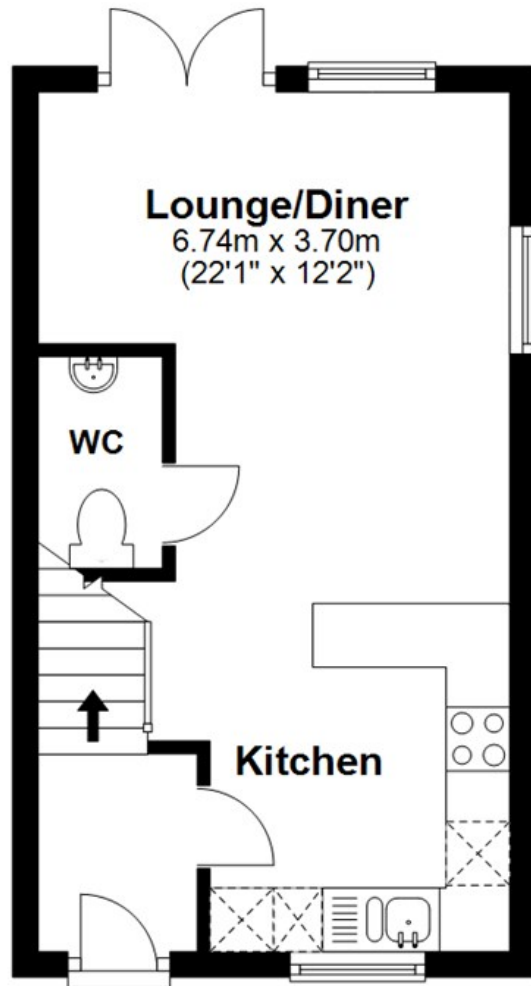
Disclaimer

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.

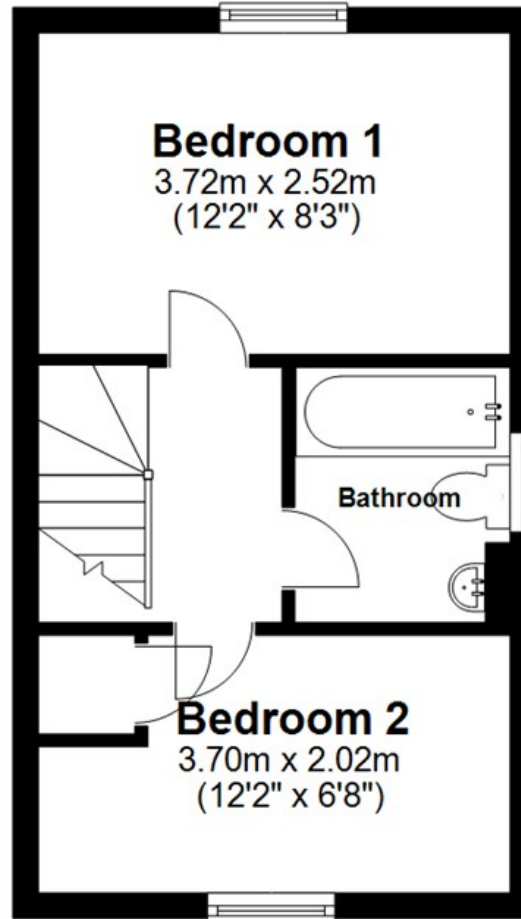




Ground Floor

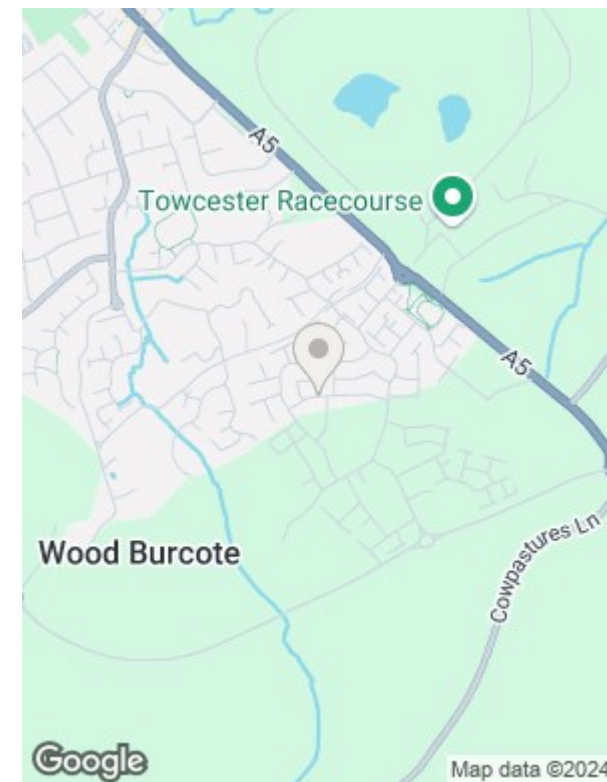


First Floor



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	96
(81-91) B	81
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

