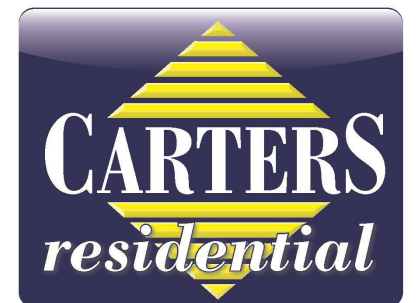




Long Morris, Towcester, NN12 6GH





**41 Long Morris  
Towcester  
NN12 6GH**

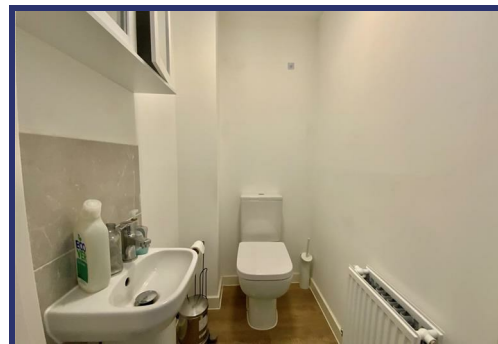
**£310,000**

**A 3 bedroom terrace three story townhouse  
with 2 bath/ shower rooms.**

The property has accommodation set on three floors comprising a living room, inner hall, cloakroom and kitchen/dining room with a full range of fitted appliances. On the first floor there are 2 double bedrooms and a bathroom, and the second floor is dedicated to the master suite with double bedroom and en-suite shower.

Outside the property has gardens to the front and rear, parking to the rear.

- 3 Bedroom Town House
- Living Room
- Kitchen/ Dining Room
- Cloakroom
- 3 Bedrooms
- Master Bedroom wit En-suite Shower Room
- Gardens
- Parking to the Rear





### Ground Floor

A front door opens to the living room which has a window to the front, under stairs cupboard and a door to the inner lobby. The inner lobby has stairs to the first floor doors to the kitchen and cloakroom.

The cloakroom has a WC and wash basin.

The kitchen/dining room has a range of units to floor and wall levels with 1 1/2 bowl sink unit. Appliances include gas hob, extractor hood, electric oven, fridge/freezer, dishwasher and washing machine. Window and French doors to the rear and space for a dining table.

### First Floor

The first floor landing has stairs to the second floor and doors to all rooms.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a double bedroom located to the rear.

The bathroom has a suite comprising WC, wash basin and bath. Part tiled walls.

### Second Floor

The second floor landing has a cupboard and a door two bedroom one.

Bedroom 1 is a double bedroom with a dormer window to the front, access to the loft and an en-suite shower room with a suite comprising WC, wash basin and shower cubicle. Skylight window to the rear.

### Outside

Small front garden.

The rear garden has a small patio and pathway plus lawn. Enclosed by brick wall and fencing with rear gated to access to the parking at the rear.

2 Allocated parking spaces to the rear.

### 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:

### 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

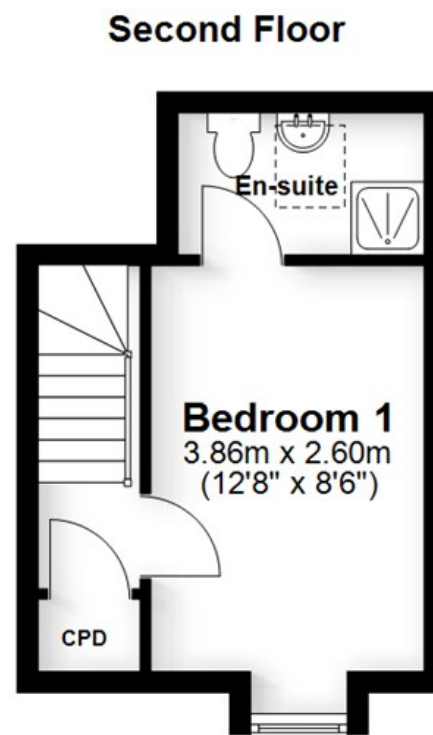
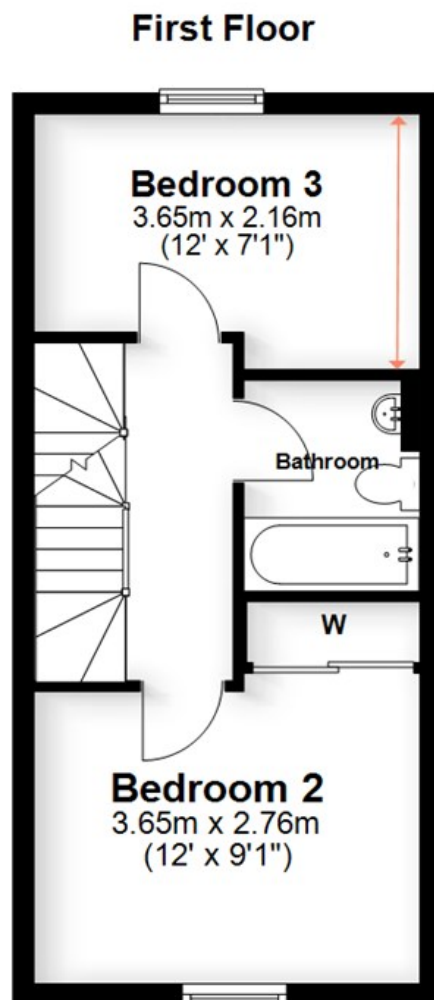
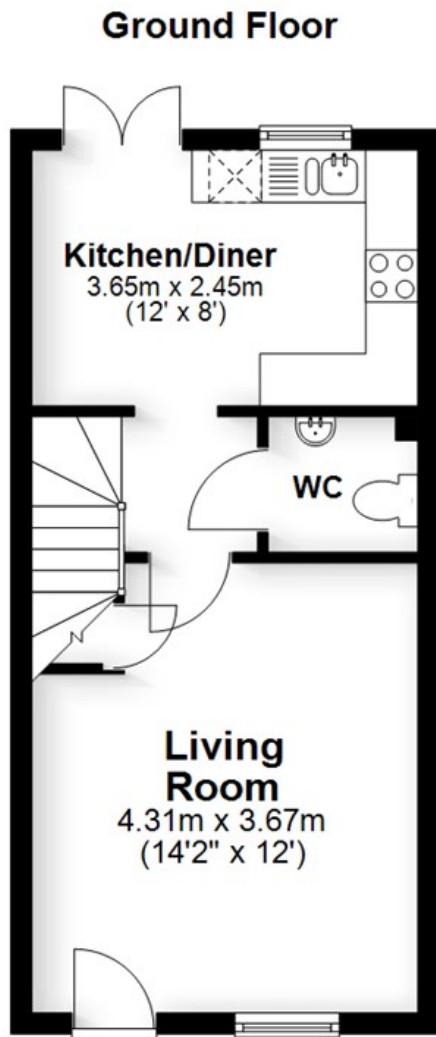
### Disclaimer

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.



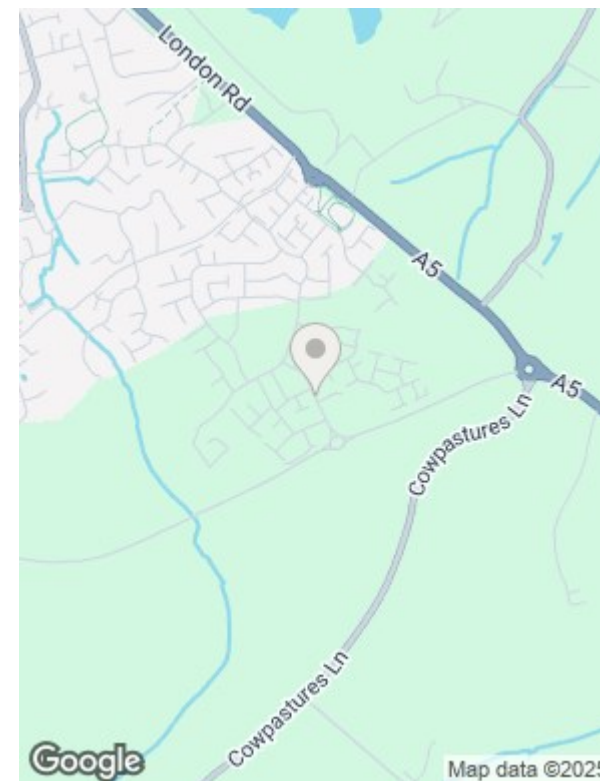






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown 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.  
We are open 7 days a week for your convenience

📞 01908 561010

✉️ stony@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



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		EU Directive 2002/91/EC	

