



Catterick Way, Towcester, NN12 6NX



17 Catterick Way
Towcester
Northamptonshire
NN12 6NX

Offers In Excess Of £250,000

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

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

The property benefits from an open plan kitchen which includes a full range of kitchen appliances. 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 and rear and two parking spaces located to the rear of the property.

This is a popular modern development within comfortable walking distance of Towcester town centre.

- End of Terrace Property
- Open-plan Kitchen With Appliances
- Cloakroom
- Two Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Two Allocated 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 fitted 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.

Exterior

The front garden is laid to artificial grass with a pathway to the front door.

The rear garden has a paved patio, artificial grass, and is enclosed by brick wall and fencing with side gated access to the parking spaces.

There is parking area with two (tandem) allocated parking spaces.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

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 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.

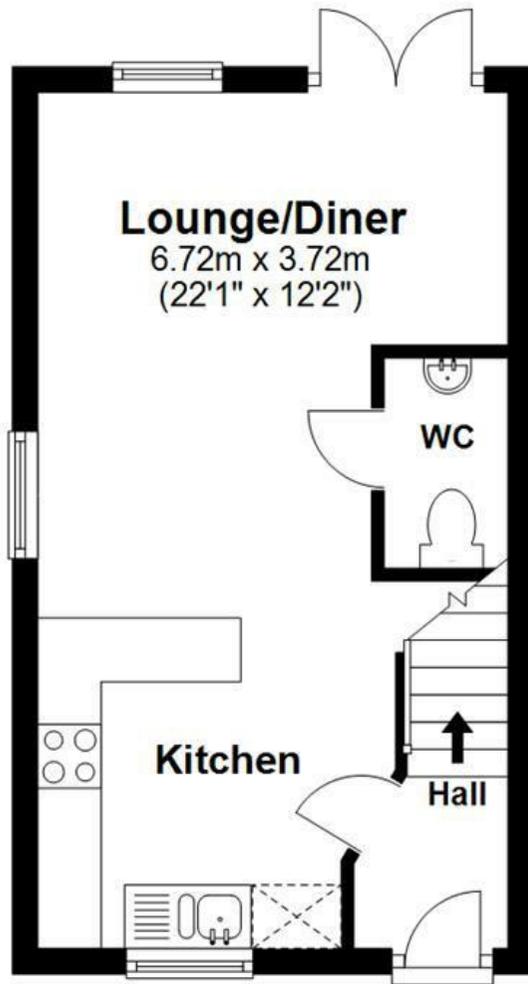
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

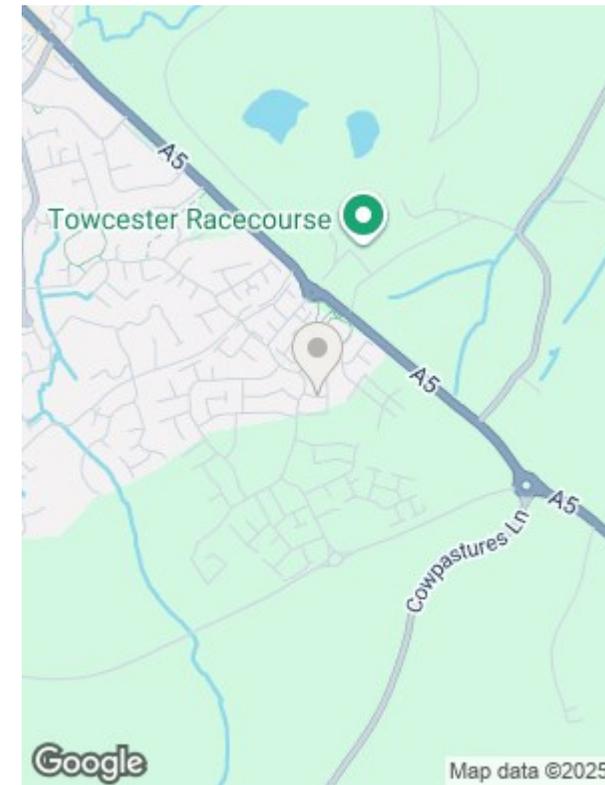
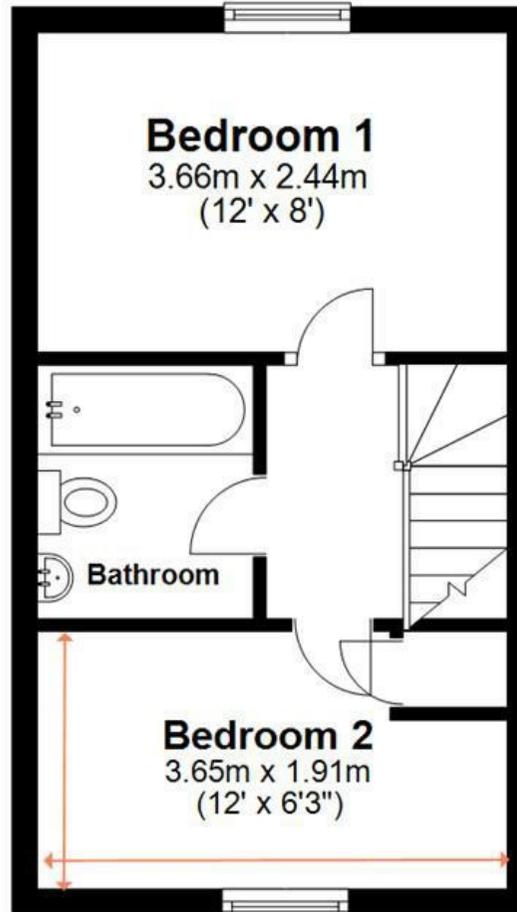
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



Ground Floor



First Floor



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



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.

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	

