



Kilsby Drive, Towcester, NN12 6FY



4 Kilsby Drive
Towcester
NN12 6FY

£270,000

A 2 bedroom semi detached house built in 2023, located towards the edge of this popular development.

The property has accommodation set over two floors comprising an entrance hall, cloakroom, open plan living/ dining room/ kitchen with appliances. On the first floor, 2 bedrooms and a bathroom. The property has front and rear gardens, and an adjoining driveway with Electric Vehicle charger.

- Semi Detached House
- 2 Bedrooms
- Living Room
- Kitchen/Dining Room with Appliances
- Cloakroom
- Front & Rear Gardens
- Driveway with EV Charger





Ground Floor

The entrance hall has stairs to the first floor and door to the open plan living accommodation.

An open plan living accommodation has a living room to the rear with windows to the side and rear and French doors opening to the rear garden. The kitchen has a range of units to floor and wall levels with worktops, sink unit and a range of appliances to include a gas hob, extractor hood, electric oven, fridge/freezer, dishwasher and washing machine. Window to the front. Gas central heating boiler.

A cloakroom has a WC and basin.

First Floor

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

Bedroom 1 is a double bedroom located to front with a fitted cupboard/wardrobe.

Bedroom 2 is located to the rear.

The bathroom has a white suite comprising WC, wash basin and a bath with shower and glass screen over. Window to the rear.

Outside

Small front garden and a tarmac driveway to the side for two cars with an EV charger. Gated access to the rear garden.

The rear garden is laid with lawn, patio and enclosed by fencing.

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 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.

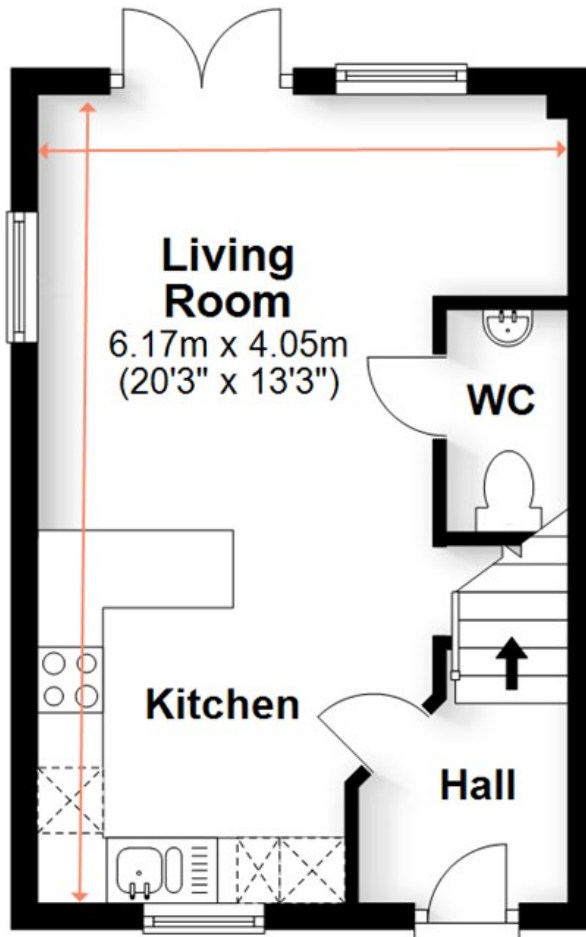
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

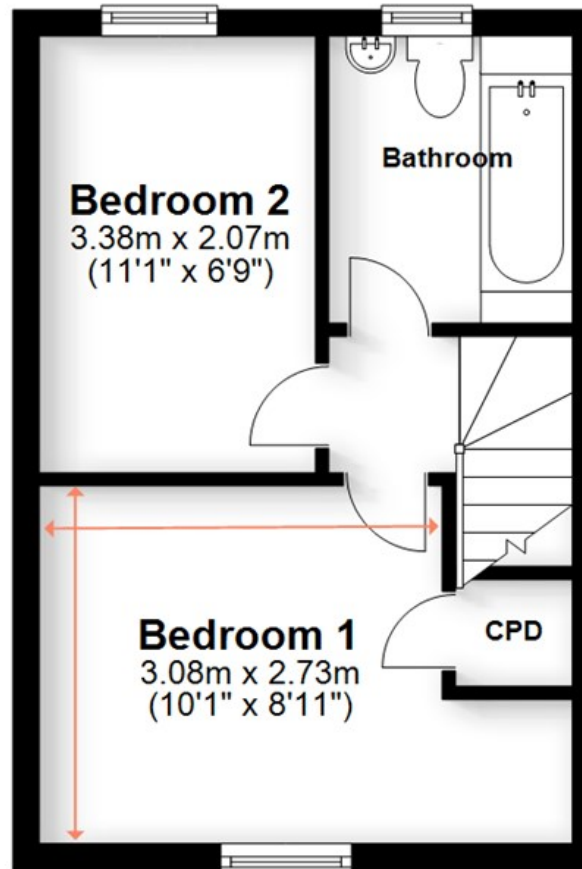
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



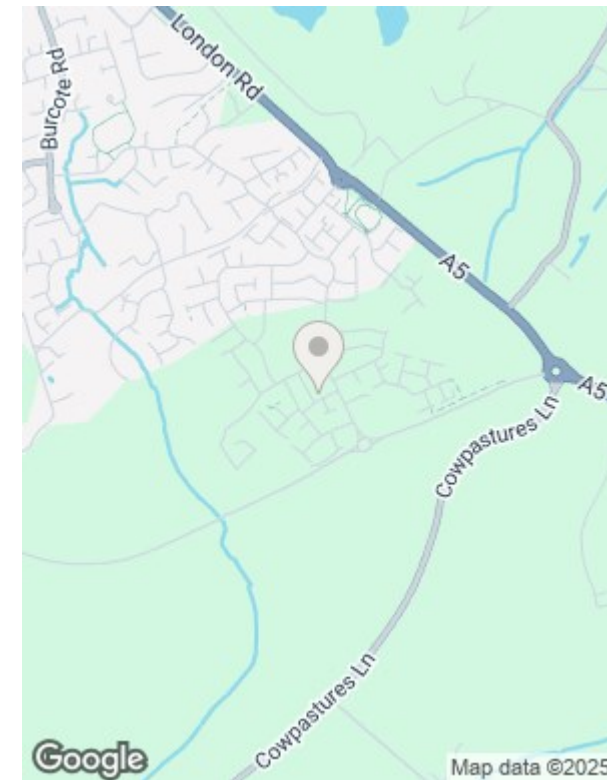
Ground Floor



First Floor



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	77	69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

