



Fontwell Drive, Towcester, NN12 6UF





36 Fontwell Drive  
Towcester  
Northamptonshire  
NN12 6UF

**£315,000**

**A well presented "Silverstone" style 3 bedroom semi detached house with two bath/shower rooms, living room/dining room and a kitchen with a full range of appliances.**

The beautifully presented house has accommodation set over two floors comprising entrance hall, cloakroom, lounge/dining room, and kitchen with a full range of appliances. On the first floor there are 3 bedrooms to include the main bedroom with an ensuite shower room plus a family bathroom.

Outside there are gardens to the front and rear and a driveway to the side of the property.

A lovely house, beautifully presented, and must be seen.

- Semi Detached House
- 3 Bedrooms
- Main Bedroom with Ensuite Shower Room
- Kitchen with Range of Appliances
- Kitchen /Dining Room
- Cloakroom
- Front & Rear Gardens
- Driveway





### Ground Floor

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

A cloakroom has a WC and wash basin.

The kitchen has a range of units to floor and wall levels with a one and a half bowl sink unit, worktops and a range of appliances to include an electric oven, electric hob, extractor hood, fridge/freezer, dishwasher and washing machine.

The lounge/dining room has French doors to the rear and a window to the rear and side.

### First Floor

The first floor landing has an airing cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a built in cupboard and an ensuite shower room. The shower room comprises WC, wash basin and shower cubicle.

Bedroom 2 is located to the rear.

Bedroom 3 is located to the rear.

The bathroom has a suite comprising WC, wash basin and bath. Window to the side.

### Outside

The property has gardens the front and rear, with a driveway to the side with parking for two cars. The rear garden has a patio, lawns 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).

Local Authority: West Northants Council

Council Tax Band: C

### Note for Purchasers

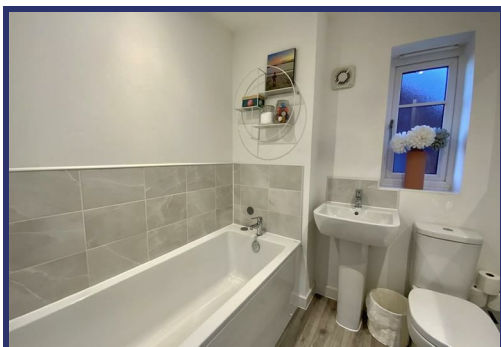
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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

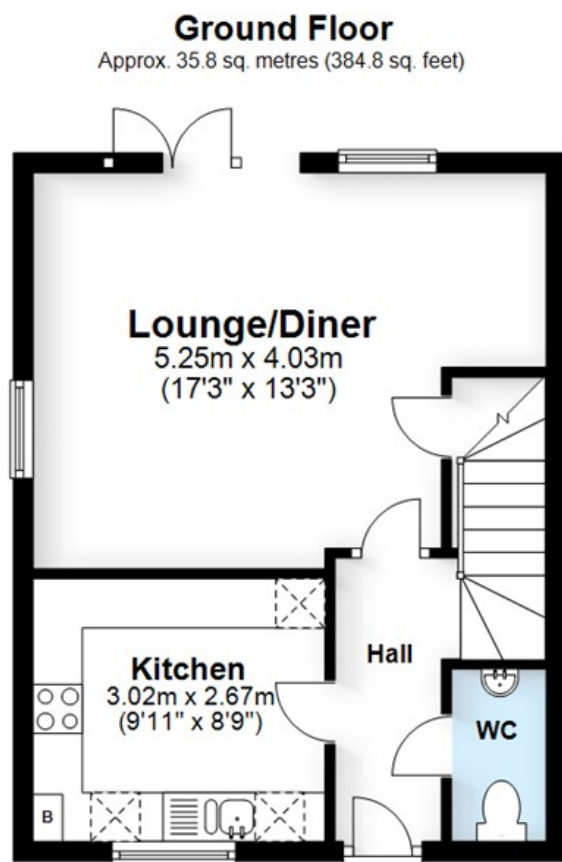
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

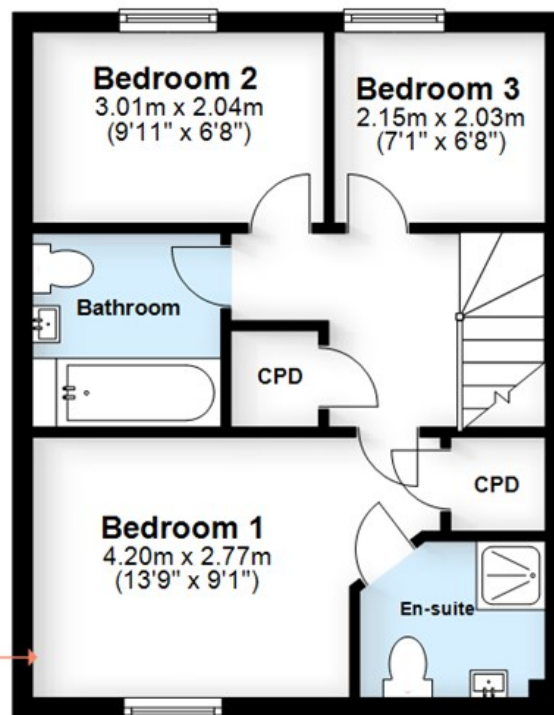
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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







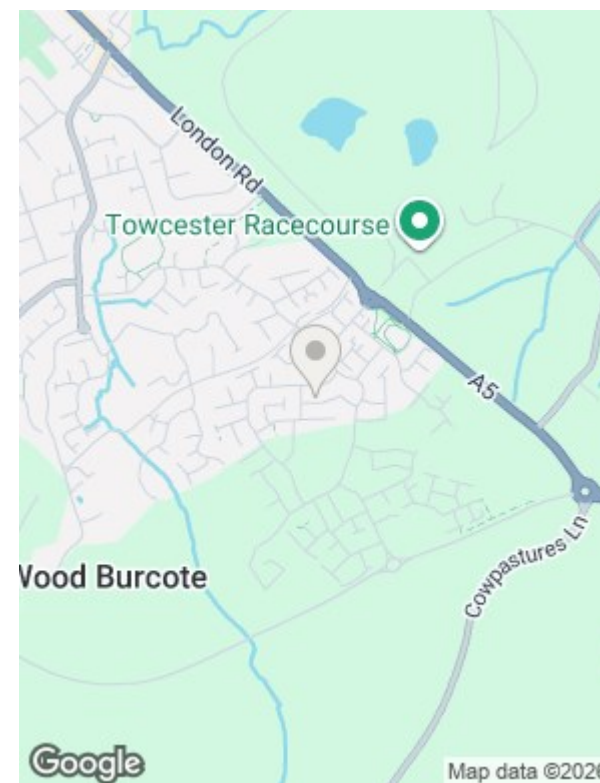
**First Floor**  
Approx. 35.7 sq. metres (384.4 sq. feet)



**Total area: approx. 71.5 sq. metres (769.2 sq. feet)**

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 misstatement. 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) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

