



Redcar Road, Towcester, NN12 6LZ





86 Redcar Road  
Towcester  
NN12 6LZ

**£380,000**

**Carters are delighted to offer a "Trelissick" design originally built by Bloor Homes in 2020. A very well designed three bedroom family home located on the popular Towcester Racecourse Estate.**

The property has well presented accommodation comprising; an entrance hall, living room, kitchen/dining room and downstairs cloakroom. On the first floor 3 good size bedrooms including a master bedroom with a en-suite shower room and built in wardrobes.

Outside the property has gardens to the front and rear – the rear garden is enclosed by panelled fencing with side access, driveway providing off road parking for 2 cars, and a detached garage.

- 3 Bedrooms
- Ensuite To Master
- Kitchen/ Dining Room with Appliances
- Cloakroom
- Garage & Driveway
- Good Size Plot
- Popular Location







## Ground Floor

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

The living room is a dual aspect room with a window to the front and French doors to the rear garden. Attractive feature panelling to one wall.

The kitchen/dining room has a dining area to the rear with french doors leading the rear garden. Integrated appliances include a fridge/freezer, dishwasher and washing machine. Window to the front.

The cloakroom has a WC and wash basin.

## First Floor

The landing has access to the loft, storage cupboard and a window to the rear.

The master bedroom is a double bedroom with built in wardrobes. En-suite shower room has a suite comprising WC, wash basin and a double sized shower cubicle.

Bedroom two is a double bedroom located to the front.

Bedroom three is a good size bedroom located to the rear with the window to the side.

The bathroom has a white suite comprising WC, wash basin and bath.

## Outside

Outside the property has gardens to the front and rear – the rear garden is enclosed by panelled fencing with side access, driveway providing off road parking for 2 cars, and a detached Garage.

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Annual Service Charge: (to be confirmed).

## 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.

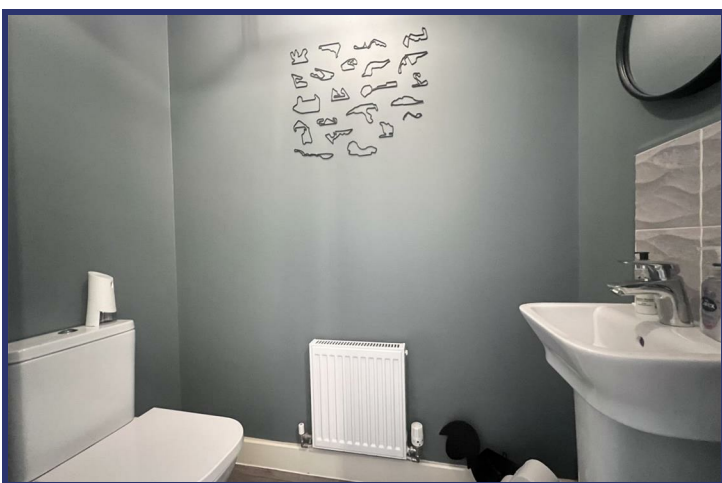
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

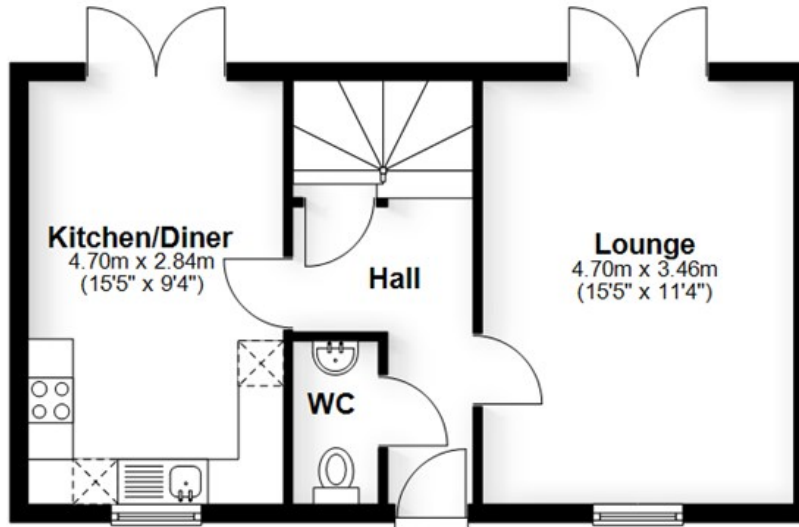
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



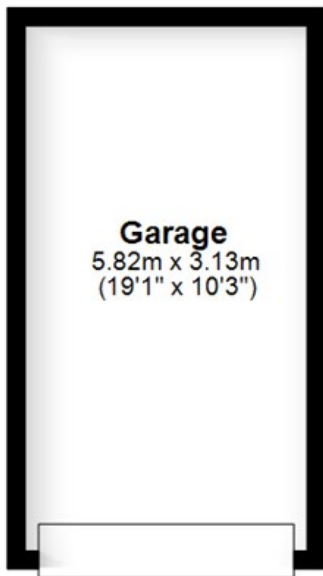




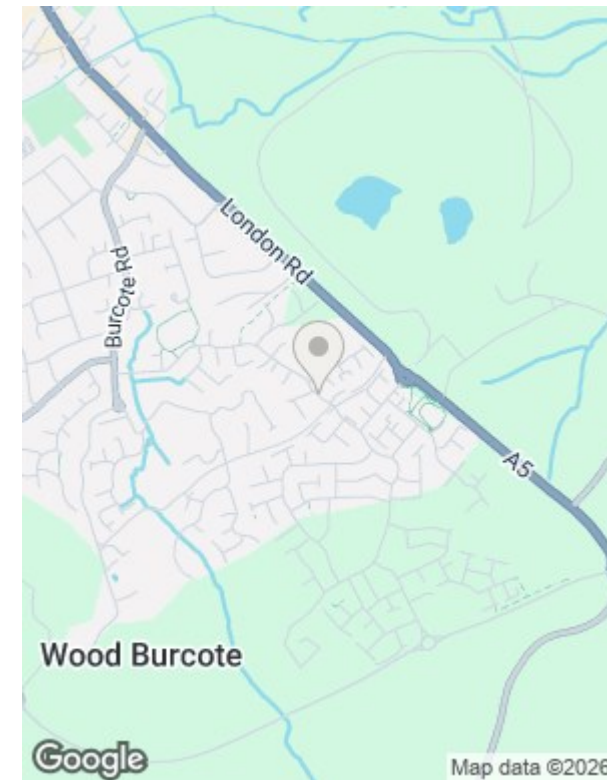
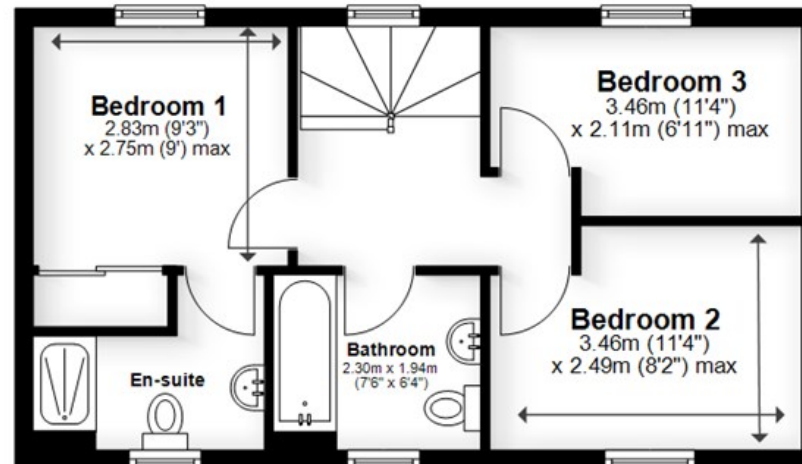
## Ground Floor



## Garage



## 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



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	



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.