

**21 Pontefract Avenue
Towcester
NN12 6UG**

£260,000

A well presented end of terrace 2 bedroom house with parking for two cars on this popular new development.

The property has accommodation set on two floors comprising; entrance hall, open-plan kitchen/living/dining room and a ground floor cloakroom. On the first floor there are two bedrooms and a bathroom. Outside the property has a small front garden, an enclosed rear garden, and parking for two cars.

It is located on this modern and popular development on the edge of Towcester with the High Street within comfortable walking distance.

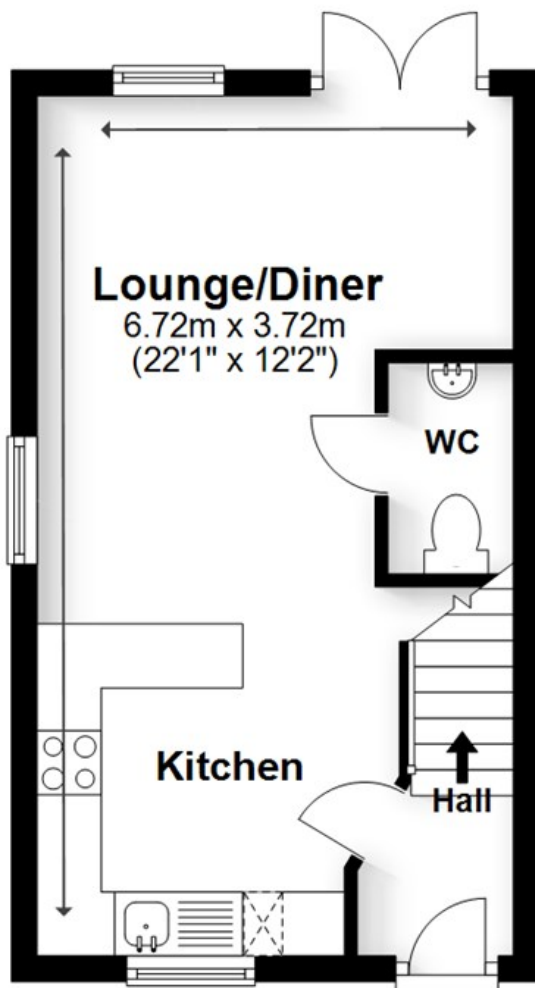
- 2 Bedrooms
- Open Plan Living Space
- Cloak Room
- Front & Rear Gardens
- Driveway For Two Cars
- Popular New Development



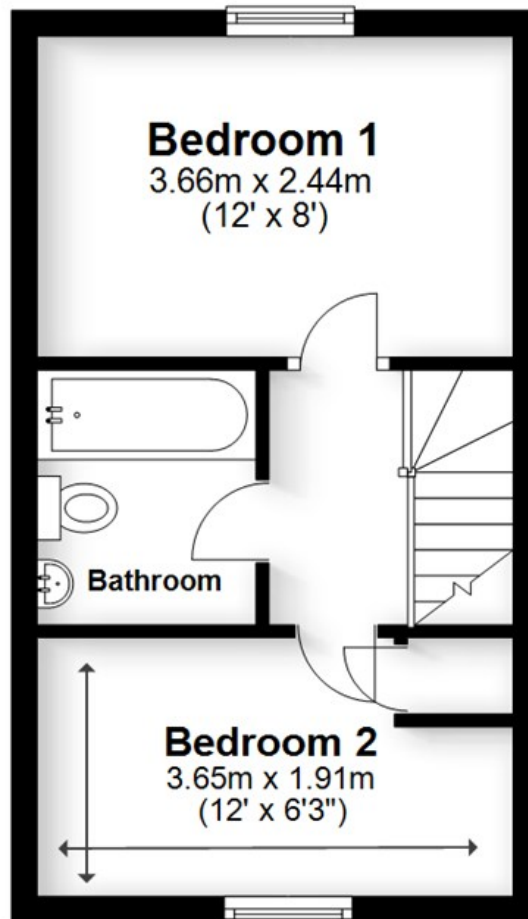
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Ground Floor



First Floor



Ground Floor

The front door opens to an entrance hall which has stairs to the first floor and a door to the open plan living space.

The open plan living space has a kitchen area with a range of units to floor and wall levels, worktops and a one and a half bowl sink unit. Integrated gas hob, extractor hood and electric oven, washing machine, fridge/freezer, and dishwasher. Window to the front. Small breakfast bar. The remainder of the room is dedicated to a living/dining area with windows to the side and rear and French doors opening to the rear garden.

A cloakroom has a 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. Window to the rear.

Outside

Small front garden, driveway to the side providing off-road parking for two cars and gated access to the rear garden.

The rear garden is landscaped with a patio, lawn 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: 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.

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

Viewing Arrangements

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