6 Richmond Road, Towcester, Northamptonshire NN12 6EX
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Guide Price: £300,000

Set in the heart of historic town of Towcester and within walking distance of the town centre, this end of terrace three bedroom Victorian cottage is full of character, original features and charm. The cottage has a front and rear garden as well as a single garage.

Features
- Victorian end of terrace cottage
- Sitting room with fireplace
- Dining room
- Kitchen
- Three bedrooms
- Spacious bathroom
- Enclosed front and rear gardens
- Single garage
- Energy rating – E
Location
Situated within walking distance of the thriving market town of Towcester’s many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, horse racing at Towcester and of course motor racing at the world famous Silverstone race circuit!

Ground Floor
Entrance hall, sitting room and dining room both with original fireplaces and French doors leading to the garden, kitchen with integrated dishwasher (and range cooker available by separate negotiation) and French doors leading to the garden.

First Floor
Two double bedrooms with original fireplaces and a generous bathroom.

Second Floor
A spiral staircase leads to bedroom three.

Outside
The property is conveniently situated just a short walk from the many amenities offered in the town centre and is approached by a quarry tile footpath leading to the front door. There is an enclosed front garden.

To the rear of the cottage is an enclosed garden with patios and flower beds, a shed and a gate leading to the garage.
Howkins & Harrison
98a Watling Street, Towcester, Northamptonshire NN12 6BT

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Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Viewing
Strictly by prior appointment via the selling agents.
Contact 01327 353575.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
South Northamptonshire Council. 01327 322322

Council Tax Band - B

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Energy Efficiency Rating

Environmental Impact (CO2) Rating

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Ground Floor
Area: 462 ft² / 42.9 m²

1st Floor
Area: 445 ft² / 41.3 m²

Total Area: 1074 ft² / 99.7 m² (excluding garage)

All measurements are approximate and for display purposes only.