

25 Norton Crescent, Towcester, Northamptonshire, NN12 6DW

HOWKINS & HARRISON

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Towcester
Northamptonshire
NN12 6DW

Guide Price: £330,000

Presented in excellent condition throughout, this rarely available semi-detached bungalow is well located within an easy walk of the centre of the well serviced town of Towcester. Recently extended and updated to a high specification, the accommodation comprises entrance hall, an open plan kitchen/sitting/dining room, two bedrooms and a shower room. There is a front garden, a block paved driveway, a single garage, and a mature rear garden.

Features

- Semi-detached bungalow
- Extended & updated
- Two bedrooms
- Shower room
- Open plan kitchen/sitting/dining room
- Landscaped front garden
- Driveway parking
- Single garage
- Mature rear garden
- Energy rating D







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 and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.









Accomodation

Entrance hall with doors leading off to bedroom one which has fitted wardrobes, bedroom two, and to the open plan kitchen/dining/sitting room. The kitchen has a range of fitted units and integrated appliances including an oven and hob and a washer/dryer and a fridge. From the dining area, a door opens onto the decking.

Outside

The property is approached by a block-paved driveway leading to the front door and to courtesy gates that open to the garage and into the garden. The reminder of the front garden is gravelled and edged with mature shrubs.

To the rear of the property, the garden has been beautifully landscaped with two patio seating areas, a pergola, and raised low maintenance borders with the remainder mostly laid to lawn.

Viewing Arrangements
Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

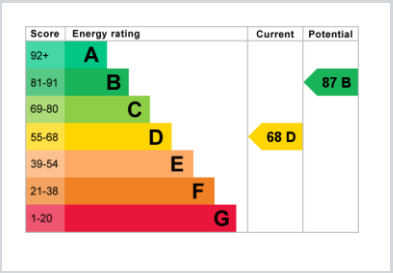
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

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 services.

Tenure: Freehold

Local Authority
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B





Howkins & Harrison
98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone	01327 353575
Email	property@howkinsandharrison.co.uk
Web	howkinsandharrison.co.uk
Facebook	HowkinsandHarrison
Twitter	HowkinsLLP
Instagram	HowkinsLLP

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.

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