



Watling Street East, Towcester

Offers in the region of **£240,000**



JACKIE OLIVER & CO

24 Watling Street East, Towcester,
Northamptonshire, NN12 6AF

Situated along the thriving High Street in the historic market town of Towcester is this period home lying within a short distance of local amenities.

Sitting Room with Fireplace | Kitchen/Dining Room
Rear Lobby | Bathroom | Two First Floor Bedrooms
Further Top Floor Bedroom

The Property

Spanning three storeys and located in the heart of Towcester, No. 24 is a Victorian terrace home which has been newly painted white throughout to provide a blank canvas of accommodation. Benefitting from a low maintenance and fully enclosed courtyard garden with a brick built outbuilding, internally the property provides a sitting room with open fireplace, a kitchen/dining room, rear lobby and bathroom on the ground floor, two first floor bedrooms and a further bedroom occupying the entire top floor.



- Mains water & drainage
- Mains gas central heating
- uPVC double glazing
- In a conservation area
- Freehold
- Council tax band A
- EPC rating band D



The Ground Floor

Entered via a hardwood door from the front under a glazed panel, the sitting room has coir matting immediately underfoot. A window looks to the front of the home and a feature open fireplace has an attractive brick surround and hearth, all in a chimney breast with an adjacent half height storage cupboard. Ample space is provided for a range of furniture and a latch & brace door at the rear of the room leads into the inner hallway with stairs to the first floor.

The Kitchen/Dining Room

The kitchen is fitted with a range of floor and wall mounted storage cupboards and working surfaces with coordinating upstands whilst still affording room for a dining table. A one and a half bowl sink and single drainer unit has a stainless steel swan neck mixer tap over and is conveniently positioned under a window to enjoy views over the courtyard. Integrated appliances include a dishwasher and a washer/dryer along with the built-in electric oven, a four ring electric hob and a stainless steel & glass extractor hood. Space is provided in a recess under the stairs for your own 'fridge/freezer.



The Lobby & Bathroom

Beyond the kitchen is a small rear lobby with a half glazed door into the courtyard. The three piece bathroom is situated at the rear of the home and offers a bath with separate shower over & a pivoting glass screen, a wash basin and a W.C., also housing the concealed wall mounted gas fired boiler.

The First Floor

Accessed via stairs from the inner hallway, the first floor landing has doors into Bedrooms 1 & 3 as well as a further door to stairs leading to the second floor. The main bedroom is situated at the front of the home and is a generous size with a feature fireplace providing character and a large built-in under-stairs storage cupboard with hanging rail. The third bedroom is situated at the rear with a window overlooking the courtyard.

The Second Floor

Accessed via an enclosed staircase from the first floor landing, the entire top floor is occupied by the second bedroom. Built-into the eaves of the property with sloping ceilings to both the front and rear, exposed beams run overhead and a skylight faces the rear of the home.

The Rear Courtyard & Outbuilding

The property has a small low maintenance courtyard garden to the rear which is entirely paved and fully enclosed by brick walling and timber fencing. A brick built outbuilding with power connected provides a useful storage space and a wooden pedestrian gate leads to a pedestrian alleyway running behind the cottages.

How far to...?



The Co-Op & High Street Shops

c 0.2 miles



Sixfields Cinema & Restaurants

c 8.5 miles



Milton Keynes Central Station

c 11.5 miles

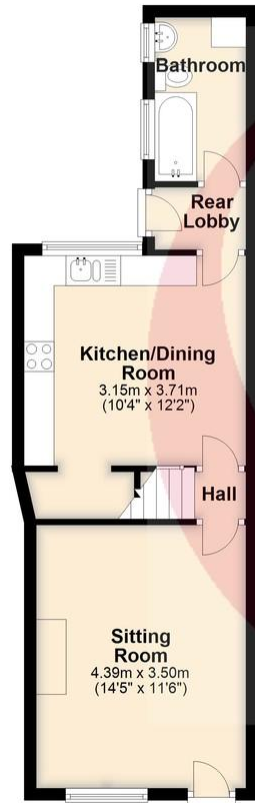


Towcester

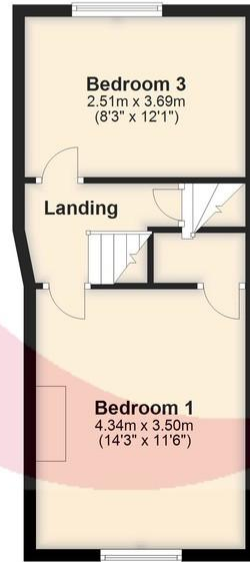
The old Roman town of 'Lactodorum' offers a wealth of local amenities and is well connected by bus links to both Milton Keynes & Northampton. A wide range of local shops, pubs, restaurants boasting a variety of international cuisines, coffee shops, supermarkets, hairdressers and a monthly farmers market provide extensive options to suit all tastes. Leisure facilities with swimming pools, a gym, badminton courts, tennis courts and an all weather pitch can be found at Towcester Centre For Leisure with numerous groups, clubs and organisations based in the town. Play groups and preschools, two Primary Schools and Sponne Secondary school cater for children of all ages and the town also boasts two Churches, two Doctors surgeries and two Dental practices. Jackie Oliver & Co are also proud to sponsor the 1st Towcester Scouts.



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, including measurements, floor plans and photographs are for guidance only. Their accuracy is not guaranteed and they do not constitute an offer or a contract, nor is Jackie Oliver & Co authorised to. We have not tested any appliances or services. Any purchaser must satisfy themselves of the correctness of these details by inspection or otherwise. They must ask their solicitor to agree with the vendor which items will be included in the sale and investigate all legal matters relating to the property including any existing easements, wayleaves or rights of way whether specified or not in these particulars. We occasionally refer buyers to conveyancers and to a broker for financial services. It is your decision whether you choose to deal with them. In making that decision you should know that we may receive a referral fee or gratuities from the mortgage lender equating to approximately £30 per referral.



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