



The Studio, Towcester

Offers in the region of **£140,000**



JACKIE OLIVER & CO

The Studio, Old Post Office Yard, Moat Lane, Towcester, NN12 6AD

This quaint Grade II Listed cottage is situated in a conservation area in the heart of Towcester within a stone's throw of local shops, cafes and amenities.

Entrance Hall | Kitchen | Shower Room |
Open Plan Living Room / Bedroom

The Property

This well presented home enjoys a central location with the historic Bury Mount and countryside walks over the pretty water meadows just a short distance away. The ground floor provides an entrance hall, a kitchen and a shower room whilst the first floor offers an open plan bedroom / living room under a part vaulted ceiling with exposed beams.

The Studio would make an ideal starter home, investment property or a pied-a-terre with a range of local amenities on your doorstep.



- Mains water & drainage
- Electric heaters
- Freehold
- Grade II Listed in a Conservation Area
- Council tax band A
- EPC rating band F





The Ground Floor

Tucked in the corner of Old Post Office Yard, a part glazed door leads directly into the entrance hall with a high level cupboard on the right hand side. A latch & brace door opens into the three piece shower room offering a shower cubicle with sliding glass doors, a vanity wash basin with storage drawers under and a W.C., all with tiled splashbacks and exposed beams.

The Kitchen

Lying open plan to the entrance hall with laminate flooring underfoot, the kitchen has a base cupboard under a working surface with a stainless steel sink. Space is provided for your own washing machine & fridge/freezer and there is a four ring ceramic hob. At the far end, stairs rise to the first floor.

The First Floor

Occupying the entire first floor, the open plan living room / bedroom is dual aspect with windows to both the front and rear. A part vaulted ceiling has exposed beams and there is space for both a bed & a seating area with a chimney breast having useful storage space under.

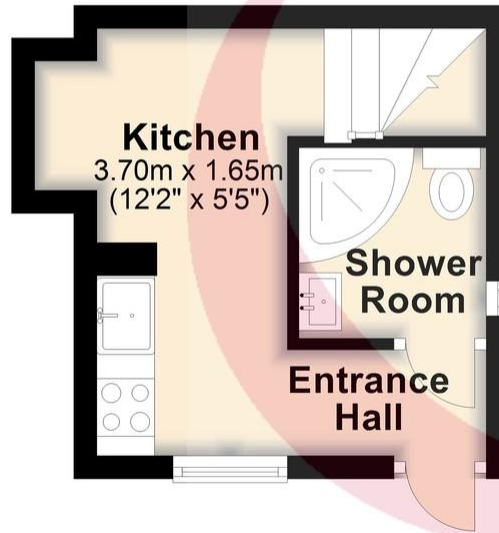
Agents Note

The windows and doors are being replaced for timber units, with double glazing to meet Listed Buildings regulations.

How far to...?

-  Costa Coffee & Town Centre Shops
c 150 yards
-  'Sixfields' Cinema & Restaurants
c 8.5 miles
-  Milton Keynes Central Station
c 12 miles

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	24	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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