



Clark Crescent, Towcester

Offers in the region of **£299,995**



JACKIE OLIVER & CO

## 17 Clark Crescent, Towcester, NN12 7AG

A well-presented home in the popular 'Shires' development in Towcester.

Entrance Hall | Kitchen/Breakfast Room |  
Sitting Room | Conservatory | Three Bedrooms |  
Bathroom | Rear Garden | Garage | Driveway

### The Property

Entered via a uPVC door under a storm canopy the entrance hall provides valuable space before entering the main body of the home. The sitting room benefits from a bay window to the front and contains the stairs rising to the first floor. At the rear of the home is the kitchen/breakfast room and conservatory with French doors into the garden and a personal door into the garage. Upstairs, there are three generously sized bedrooms with bedroom one also having built in wardrobe space. The three piece bathroom completes the internals. Outside there is a rear garden with both decking and patio seating areas, a single garage and driveway parking.



- Mains water/drainage
- Mains gas central heating
- uPVC double glazing
- Freehold
- Council tax band C
- EPC rating band D



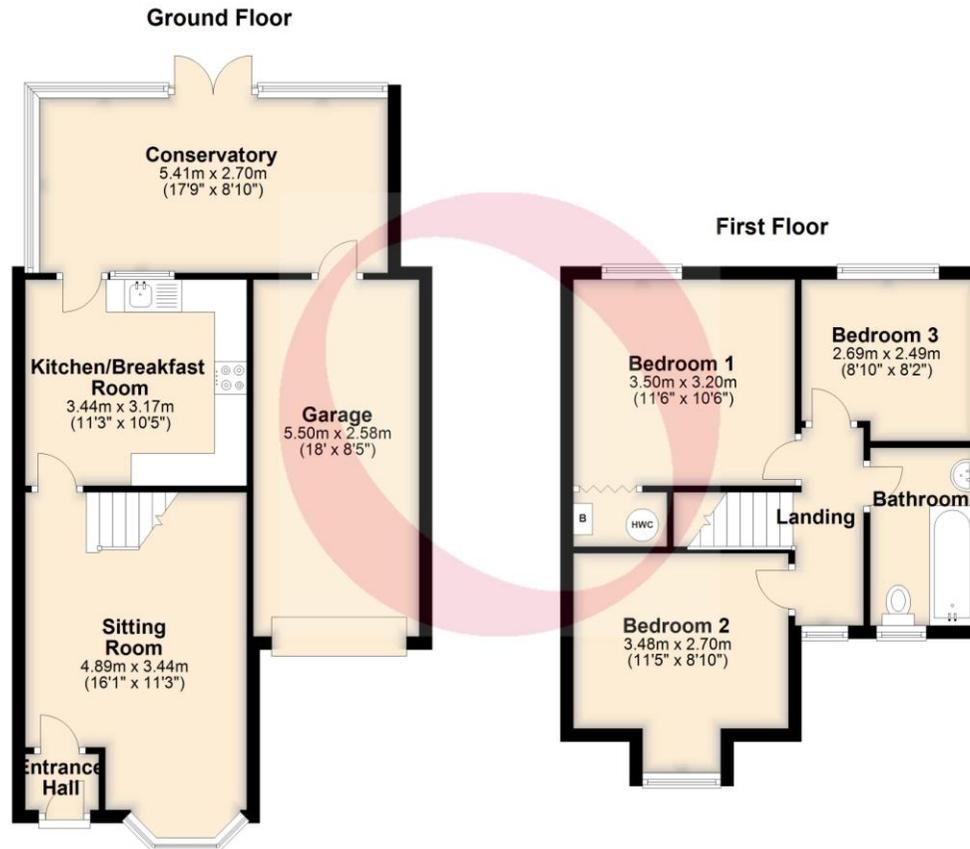


### What you need to know...

- The kitchen is fitted with a range of base and wall mounted storage units with working surface over. There is a stainless steel sink, plumbing for a washing machine, space for a fridge/freezer and space for a tumble dryer. The electric oven is built-in and has a four-ring gas hob with pull-out extractor hood over.
- The conservatory is of half brick and uPVC double glazing construction with a polycarbonate roof and has radiator heat connected. There is also a personal door into the garage.
- Two of the three bedrooms are doubles in size, with bedroom one also benefiting from built-in wardrobe space. The boiler and hot water cylinder are also located in this cupboard.
- The bathroom is a three piece suite comprising of a bath with shower attachment, a wash basin and a W.C.
- The rear garden is fully enclosed by timber fencing.
- Primarily laid to lawn there are raised beds to the rear of the garden along with a partly sheltered decking area.
- A patio seating area sits directly adjacent to the property and spans the width of the garden and connects to the properties side access.
- To the front of the garage there is a tarmac driveway providing off road parking for the property. An additional parking space has been created by the current vendors

### How far to...?

-  Towcester Town Centre  
c1.0 mile
-  Towcester Leisure Centre  
c1.6 miles
-  Northampton Train Station  
c8.8 miles



| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         | <b>84</b> |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | <b>66</b>               |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | 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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