



Richmond Road, Towcester

Offers in the region of **£270,000**



JACKIE OLIVER & CO

21 Richmond Road, Towcester, NN12 6EX

This modern home enjoys a central location in the heart of Towcester.

Entrance Hall | Kitchen/Dining Room | Sitting Room |
Two Double Bedrooms | Shower Room |
Courtyard Garden | One Allocated Parking Space

The Property

Offered for sale with no upward chain this modern property offers a central Towcester location just a short distance from the town centre. The sheltered front door opens directly into the entrance hall which has stairs to the first floor. The sitting room lies at the far end of the hall and spans across the rear of the home with a door into the rear courtyard and a useful built-in under-stairs storage cupboard. Moving upstairs there is a three piece shower room and two bedroom both of which are doubles in size and benefit from built in wardrobes. Outside there is a courtyard garden with the parking area containing the allocated space just beyond.



- Mains water & drainage
- Mains gas central heating
- A mixture of wooden & uPVC
- Freehold
- Council tax band C
- EPC rating band D





Entrance Hall

Entered via a part glazed door under storm canopy. Radiator. Stairs to the first floor.

Kitchen/Dining Room

Window to the front. Fitted with a range of base and wall mounted units with working surface over. There is a sink with mixer tap over. Built-in electric oven with four ring gas hob and extractor hood over. Space for a fridge/freezer and plumbing for a washing machine. Radiator. Recessed ceiling spotlights. Ceramic tiled splash backs. Wall mounted gas fired combination boiler serving the radiator central heating system and domestic hot water.

Sitting Room

Glazed door into the rear courtyard with a further window to the rear. Electric fireplace. Radiator. Telephone point. Television aerial point. Coving to ceiling. Built-in under-stairs storage cupboard with a sensor operated light.

Landing

Access to loft space. Doors to both bedrooms and shower room.

Bedroom 1

Two windows to the rear. Two radiators. Telephone point. Television aerial point. Built-in over-stairs storage cupboard.

Bedroom 2

Two windows to the rear. Two radiators. Telephone point. Television aerial point. Built-in over-stairs storage cupboard with shelving.

Shower Room

Fitted with a three piece suite comprising shower cubicle with glass door, wash basin and W.C. Extractor fan. Shaver point and light. Ceramic tiled splashbacks. Radiator. Window to the front.

Rear Courtyard

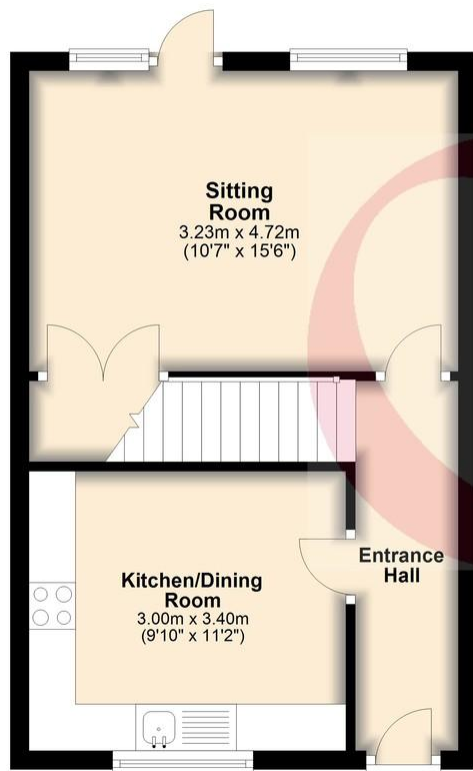
The property has a courtyard garden to the rear fully enclosed by timber fencing. Entirely paved, a timber gate provides access to the parking area.

Parking

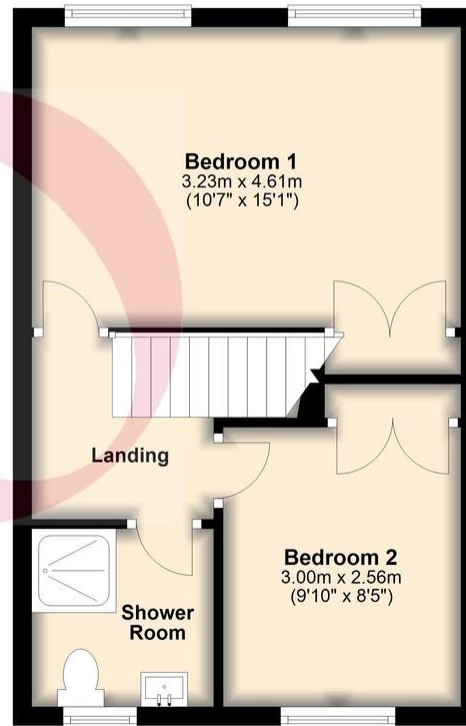
The property has one allocated parking space in a private parking area at the rear. The allocated space is in the middle on the left hand side.



Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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148 Watling Street East, Towcester, Northamptonshire, NN12 6DB

talk to us... 01327 359903 www.jackie-oliver.co.uk

