



RICHMOND ROAD

Towcester, NN12



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16 Richmond Road

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Features

- Extended three-bedroom Victorian home
- Towcester town centre location
- No onward chain
- Garden areas
- Garage and workshop
- Off-road parking
- Scope for modernisation
- Two large reception rooms

Description

16 Richmond Road is a substantial 3-bedroom extended Victorian property which occupies a prominent corner position situated in the centre of the market town of Towcester.

The property provides the perfect location to make use of the wide variety of amenities available and benefits from two small garden areas, a detached garage with adjoining workshop, and off-road parking.

Internally, the spacious accommodation has high ceilings throughout and has recently been professionally redecorated. Accommodation at ground floor includes entrance hall, two large reception rooms, kitchen, rear lobby, and WC. At first floor there are two good-sized double bedrooms, a single bedroom, and family bathroom.



A substantial three-bedroom Victorian home occupying a corner plot in the centre of the historic market town of Towcester. Conveniently located within walking distance of the popular Sponne School which has an 'Outstanding' Ofsted report, the property is also close to the vibrant Watling Street.

The Property

Entrance Hall

The main entrance hall to 16 Richmond Road is accessed via a timber panel door located on a prominent gable elevation facing Queens Road and has a projecting canopy over with glazed fan-light. The entrance hall is fitted with a coir grab mat and has full height mahogany wall panelling, with contrasting light oak ceiling panelling. The gas meter cupboard is located within a purpose-built low-level timber housing and there is a good-sized understairs space with timber sash window. Flush timber doors lead through to the dining room and sitting room.

Sitting Room

The sitting room is a large space with a south-facing segmental bay window. It features a delightful 1950's glazed tile fireplace. The suspended timber floors are finished with loop-pile carpet and walls and ceilings are neutrally decorated. An opening has been formed to the dining room and is fitted with glazed sliding doors incorporating safety film. Quarter-winder timber stairs with a mahogany handrail and loop pile carpet to the treads and risers leads to the first-floor accommodation.

Dining Room

The dining room is another good-sized space with a segmental bay window overlooking Queens Road. Further natural lighting is provided by a casement window overlooking the side yard. A feature timber surround has been formed in front of the original fireplace which could be reinstated. The solid floors are finished loop-pile carpet and a timber flush door leads through to the kitchen.

Kitchen

The kitchen is fitted with a range of clean-lined base and wall units, arranged in an ergonomic 'U' shaped design and with a stainless-steel sink and drainer. There is space for a fridge/freezer, washing machine, and oven. White metro wall tiles have been formed above the base units and the solid floor is finished with timber effect vinyl. A large segmental bay window overlooks Queens Road and there is a further two-unit casement window overlooking the access path and garage. A useful high level storage cupboard has been installed above the flush timber door which leads to the rear lobby and cloak room.

Rear lobby

The rear lobby has ceramic floor tiles with a recessed grab mat. There is a useful two-door full height cupboard with shelving and coat rail. A part glazed timber panel door provides access to the side yard and a flush timber door opens to the cloak room.

Cloakroom

Fitted with a ceramic WC with low-level cistern the ground floor cloak room has ceramic floor tiling extending through from the rear lobby and a two-unit double glazed casement window providing natural lighting and ventilation.





First Floor Landing

The first-floor landing is fitted with loop-pile carpeting and is neutrally decorated. Natural lighting is provided by a two-unit double glazed window overlooking Queens Road. Painted flush timber doors lead to the bedrooms, and a sliding door provides access to the bathroom.

Bedroom one

Bedroom one, a double room, overlooks the south facing Richmond Road and has a two-unit double-glazed window providing natural lighting. The original fireplace has been blocked and vented. There is a large over-stairs cupboard with shelving and a clothes rail. A further two-door cupboard houses the gas boiler and hot water cylinder and is fitted with slatted pine shelves for laundry storage.

Bedroom Two

Bedroom two, a further double, is located within the side extension and has windows overlooking the garage and garden to the side elevation and Queens Road to the front elevation. Loop pile carpeting from the landing extends through to the bedroom and decorations are neutral. A vented timber ceiling hatch provides access to the roof void.

Bedroom Three

Bedroom three is a single bedroom with a two-unit window overlooking Queens Road and Richmond Road. Floor are finished with matching loop pile carpet.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising traditional enamelled bath with chrome mixer tap and shower hose, ceramic wash hand basin with pedestal and chrome mixer taps, and a contemporary close-coupled WC. Walls are partly finished with decorative ceramic tiling and floors are finished with dark-grey timber effect vinyl. Natural lighting is provided via a two-unit window overlooking the rear yard, and further natural lighting is provided by high level single glazing to the first-floor landing. Mechanical extract ventilation has been fitted and walls and ceiling are neutrally decorated.

Outside Areas:

Front Aspect

The property is set back from Richmond Road and has a small, well-maintained, garden with a variety of Privet and Conifer bushes. There is gated access to the garden and a low-level facing brick boundary wall with decorative concrete inserts.

Rear Aspect

There is pedestrian access to a small, gated yard which also leads to a separate fenced garden area with adjacent single garage with adjoining workshop. Offroad parking is provided to the front of the garage for a single car and there is a small planter area with raised brick walls and Conifer bushes.



Location

16 Richmond Road occupies a corner plot in the centre of the historic market town of Towcester. Conveniently located within walking distance of the popular Sponne School which has an 'Outstanding' Ofsted report, the property is also close to the vibrant Watling Street where a wide range of independent boutique shops, cafes and restaurants can be found. There are also larger supermarkets such as Waitrose, a post office and even a monthly farmers market.

Towcester, originally known as Lactordorum, is the oldest town in the County where Romans would have once marched along Watling Street. With literary fame from the Saracens Head of Dickens's Pickwick Papers, ancient monuments such as Bury Mount Motte, and many fine buildings including the 15th century Chantry House, Towcester has a wealth of history.

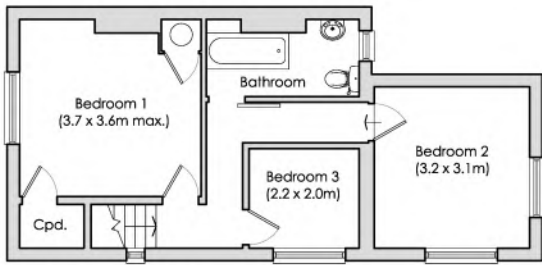
With the impressive regeneration project nearing completion this Roman market town boasts modern facilities in an historic setting all with the delightful River Tove meandering close by.

Towcester is conveniently situated just a 20-minute drive from Milton Keynes offering further shops and restaurants as well as Milton Keynes Central Railway Station with direct and frequent trains to London Euston.

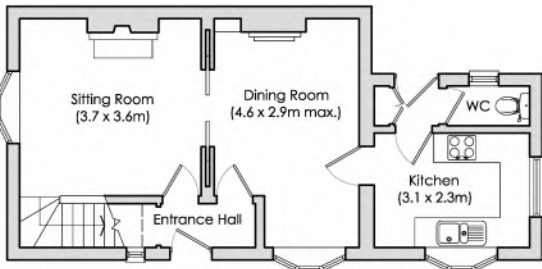


TOWCESTER MUSEUM

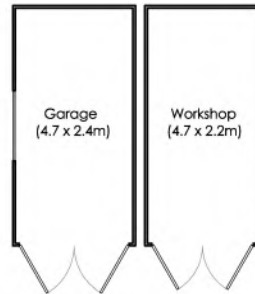




First Floor GIA = 43 sqm



Ground Floor GIA = 43 sqm (Exc. Garage & Workshop)



Garage & Workshop = 21sqm
(position not relative)



All measurements are approximate and for display purposes only.
Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA (EXC. GARAGE & WORKSHOP): 86sqm



Local Authority: West Northamptonshire Council (South Northants)

Services: Water, Drainage, Electricity, and Gas

Council Tax: Band B **EPC:** Rating E

Agent's Note

There is a right of way across the property's footpath for the benefit of occupants of neighbouring properties.

Important Notice

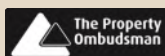
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