Richmond Road, Towcester

Offers in the region of £250,000
23 Richmond Road, Towcester, Northamptonshire, NN12 6EX

Centrally located in the heart of Towcester within close proximity to local amenities, a three bedroom modern property constructed in 2001.

**Entrance Hall | Kitchen/Dining Room | Sitting Room | Master with En-suite | Two Further Bedrooms | Bathroom**

**The Property**
Forming part of the exclusive Sawpits Green development in the heart of this well serviced market town, No. 23 is the largest of the terrace, the first floor benefitting from extending over the archway. The ground floor of the property offers an entrance hall leading to the kitchen/dining room and sitting room whilst upstairs, the master bedroom has an en-suite shower room and the additional two bedrooms are both doubles and share use of the family bathroom. Externally the property has an enclosed courtyard garden to the rear and two allocated off road parking spaces situated in the private parking area at the rear.

**Property Facts**
- Mains water & drainage
- Mains gas central heating
- uPVC double glazing
- Freehold
- Council tax band C
- EPC rating band D
The Ground Floor

The front door has attractive stained glass panels and is sheltered beneath a storm porch. Opening directly into the entrance hall with fitted coir matting adjacent, a straight staircase lies opposite and leads to the first floor with a recess beneath. On the right hand side, a built-in storage cupboard has a hanging rail and a door leads into the kitchen/dining room. At the end of the hallway, a door opens into the sitting room which has French doors and a window into the courtyard at the rear. An electric fireplace with a marble surround, a marble hearth & a timber mantle occupies the left hand wall.

The Kitchen/Dining Room

Situated at the front of the property, the kitchen is fitted with a matching range of floor and wall mounted storage cupboards and working surfaces with ceramic tiled splashbacks. A stainless steel sink and coordinating drainer is positioned beneath a window enjoying views overlooking the green to the front. The electric oven is built-in and has a four ring electric hob above, both of which lie under an extractor hood and space is provided for your own washing machine, dishwasher and ‘fridge/freezer. The gas fired boiler is wall mounted and serves the radiator central heating system and the domestic hot water.

How far to…?

- Waitrose Supermarket & Cafe  c 100 metres
- Costa Coffee  c 150 metres
- Sixfields Cinema & Restaurants  c 8 miles
- Milton Keynes Central Station  c 12.5 miles

Constructed in 2001, the modern property is the largest in the terrace and benefits from two allocated parking spaces and a low maintenance courtyard garden enjoying a westerly facing aspect.
The First Floor
Spanning over the archway, the first floor of the property is larger than the ground. The landing is accessed via stairs from the entrance hall and has a hatch into the loft space along with a window to the rear. On the right hand side, the large master bedroom has two windows to the rear and a three piece en-suite shower room at the front. The two additional bedrooms are both generous doubles, one looking to the front of the home and one to the rear. The first floor is completed by the three piece family bathroom.

Rear Courtyard & Parking
The property has a westerly facing low maintenance courtyard to the rear fully enclosed by timber fencing. A pedestrian gate leads to the parking area behind where there are two allocated off road parking spaces.

Towcester
The old Roman town of ‘Lactodorum’ offers 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.
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 and 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.

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