



Watling Street East, Towcester

Offers in excess of **£254,500**



JACKIE OLIVER & CO

12 Watling Street East, Towcester,
Northamptonshire, NN12 6AF

Situated along the thriving High Street in the well serviced market town of Towcester is this three storey character property.

Entrance Hall | Sitting Room with Fireplace |
Re-fitted Kitchen | Dining Room with Fireplace |
Two First Floor Double Bedrooms | Bathroom |
Two Top Floor Bedrooms

The Property

This well presented period home offers a wealth of character features including open fireplaces, exposed beams and stripped pine doors. Offering deceptive accommodation over three floors, the ground floor provides an entrance hall leading to a dining room with the sitting room and re-fitted kitchen beyond, the first floor offers two double bedrooms and the family bathroom whilst two further bedrooms occupy the top floor. Externally the property is complemented by an enclosed garden.

- Mains water & drainage
- Mains gas central heating
- uPVC double glazing
- In a conservation area
- Freehold
- Council tax band A
- EPC rating band D





The Ground Floor

Accessed via a hardwood front door, the small entrance hall has fitted coir matting underfoot and a glazed door into the dining room. A versatile space, the dining room has a window to the front and a feature open fireplace with a terracotta tiled hearth and a wooden mantle, all in a chimney breast. Oak flooring extends into the separate sitting room beyond which has French doors into the rear garden and a large built-in under-stairs storage cupboard housing plumbing for a washing machine. Ample space is provided for a range of furniture and a beautiful wood burning stove with glass door, a tiled hearth and a wooden mantle creates a focal point.

The Kitchen

The kitchen has recently been re-fitted and offers a range of floor and wall mounted storage cupboards and working surfaces with a ceramic sink lying under a window overlooking the rear garden. Integrated appliances include a slimline dishwasher and a 'fridge/freezer and the Rangemaster cooker comprising a double oven, a grill and a five ring gas hob is included in the sale.

How far to...?



Waitrose Supermarket & Town Centre Shops
c 0.2 miles



Towcester Centre for Leisure
c 0.9 miles



Sixfields Cinema & Restaurants
c 11 miles



Milton Keynes Central Station
c 12 miles



The First Floor

Accessed via enclosed stairs from the sitting room, the first floor landing leads to the two largest bedrooms and the three piece family bathroom offering a roll top bath with ball & clasp feet, a wash basin and a W.C. The largest bedroom spans the front of the home and has exposed beams, wooden floorboards and a Victorian style cast-iron fireplace. The second bedroom has a window to the rear and is again a double in size with a feature Victorian style cast-iron fireplace.

The Second Floor

Accessed from the first floor landing, the two top floor bedrooms face the front and rear of the home respectively and are built-into the eaves of the property with some sloping ceilings. The third double bedroom is situated at the rear whilst the fourth bedroom is a large single and faces the front of the property whilst benefitting from built-in storage cupboards.





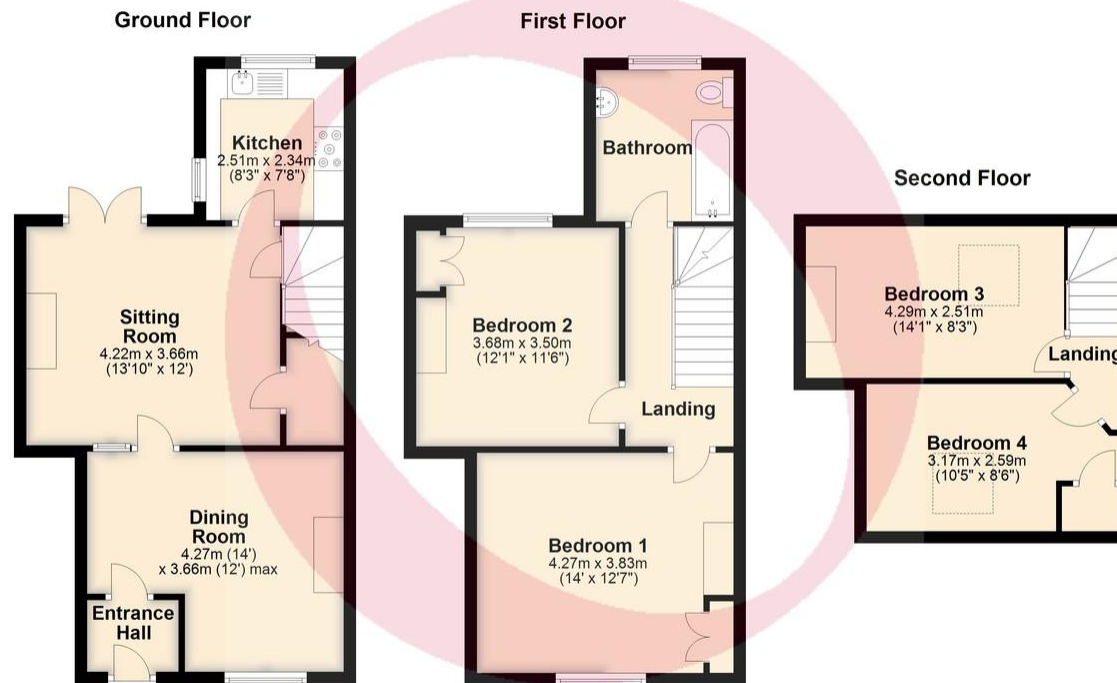
The Rear Garden

The property has a garden to the rear fully enclosed by stone & brick walling and timber fencing. A patio seating area lies adjacent to the rear of the property with a paved pathway running the length of the garden to the far end where there are a selection of vegetable beds. It should be noted that all the outbuildings in the rear garden will be removed, underneath which is soil.

Towcester

The old Roman town of 'Lactodorum' offers a wealth of local amenities and is well connected by bus links to both Milton Keynes & Northampton. 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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 them equating to approximately £30 per referral.



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