



Brick Kiln Close, Towcester

Offers in the region of **£215,000**



JACKIE OLIVER & CO

14 Brick Kiln Close, Towcester,
Northamptonshire, NN12 6TG

This established home enjoys a cul-de-sac location on the southern side of the well serviced market town of Towcester.

Entrance Hall | Kitchen | Sitting/Dining Room |
Landing | Three Bedrooms | Bathroom

The Property

Offered for sale with no upward chain, No. 14 is a terraced home providing an exciting opportunity for a new owner to continue a refurbishment project. Having recently benefitted from new ground floor flooring and having been painted neutrally throughout, the accommodation comprises an entrance hall, sitting/dining room and a kitchen on the ground floor with the first floor comprising three bedrooms and a family bathroom. Externally the property benefits from a fully enclosed rear garden enjoying a westerly facing aspect and allocated parking with additional guest parking available on a 'first come, first served' basis.



- Mains water & drainage
- Mains gas central heating
- uPVC double glazing
- Freehold
- Management Company - c£66pa
- Council tax band B
- EPC rating band C





The Ground Floor

Approached via a paved pathway, the part glazed front door is sheltered under a timber & tiled storm canopy and opens directly into the entrance hall with stairs rising to the first floor in front of you. Recently fitted laminate flooring extends into the sitting/dining room spanning the rear of the home. Providing ample space for a range of furniture with a window & French doors into the rear garden, the open plan room also offers a built-in under-stairs cupboard providing useful storage.

The Kitchen

Again accessed from the entrance hall, the kitchen is situated at the front of the home with a stainless steel sink positioned under a window to enjoy views to the front. The kitchen is fitted with a range of floor and wall mounted storage cupboards and working surfaces whilst also housing a freestanding electric double oven with a four ring electric hob and an extractor hood. The 'fridge/freezer and washing machine are also included in the sale and the wall mounted gas fired boiler serves the central heating system and the domestic hot water.



How far to...?



Costa Coffee & Town Centre Shops
c 0.8 miles



Tesco & Aldi Supermarkets
c 1 mile



Sixfields Cinema & Restaurants
c 9 miles



Milton Keynes Central Station
c 12 miles

The First Floor

Stairs from the entrance hall lead up to the first floor landing where a hatch provides access into the loft space. Two of the three bedrooms are doubles in size whilst the third is a generous single, all sharing use of the three piece bathroom offering a bath with shower over, a wash basin and a W.C.

The Rear Garden & Parking

The property has a garden to the rear fully enclosed by timber fencing. A patio seating area spans the rear of the home with steps leading up to an elevated lawn with a timber garden shed in the far left hand corner. A pedestrian gate at the far end provides access to a pathway leading to the parking area where the property has one allocated parking space with additional guest parking available on a 'first come, first served' basis.

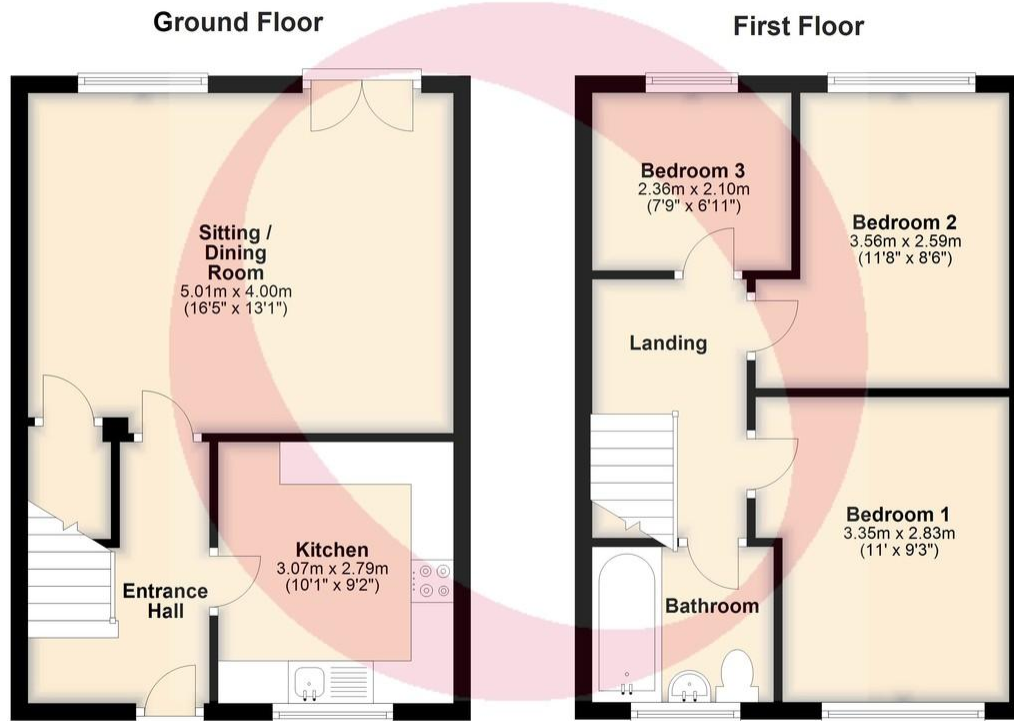
Towcester

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, 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.





Management Company
An annual service charge of £66.60
is payable to Orbit Housing to
contribute towards the maintenance
of the communal areas within the
cul-de-sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	70	
(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 the marketing to approximately £30 per referral.



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