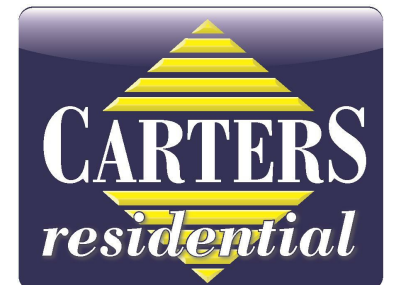




Hexham Street, Towcester, NN12 6UD



138 Hexham Street
Towcester
NN12 6UD

£250,000

To the front, the property enjoys a low-maintenance landscaped garden, finished with decorative stone chippings and shrubs. A paved pathway leads to the front entrance.

The rear garden provides a versatile outdoor space, thoughtfully designed for both relaxation and entertaining. A paved patio flows onto a neat artificial lawn, with the garden enclosed by timber fencing. The insulated summerhouse/home office, measuring approximately 3.7m x 2.68m and benefiting from both power and lighting — ideal as a dedicated home-working space, studio or peaceful retreat.

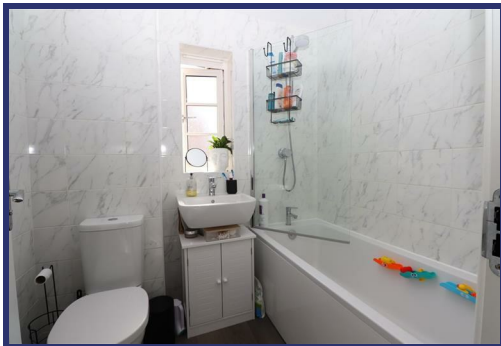
Side gated access leads directly to the off-road parking area. The property further benefits from two allocated tandem parking spaces.

- END TERRACE HOME
- TWO BEDROOMS
- CLOAKROOM
- OPEN PLAN LOUNGE/KITCHEN WITH INTEGRATED APPLIANCES
- REAR GARDEN WITH SUMMERHOUSE/HOME OFFICE
- GAS TO RADIATOR CENTRAL HEATING
- OFF PARKING FOR TWO (TANDEM)
- INTERNAL VIEWING RECOMMENDED





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view this property
7 days a week



Ground Floor

A front door opens to the hall which has stairs to the first floor and the door to the living space.

The open plan living space has a living room and dining area to the rear with French doors to the rear and windows to the side and rear. The kitchen area has a range of units to floor and wall levels with fitted worktops and breakfast bar. Under mounted one a half sink. A full range of integrated appliances include a gas hob, extractor hood, double oven, fridge/freezer, dishwasher and a washer dryer. Window to the front.

The cloakroom has a suite comprising WC and wash basin.

First Floor

The landing has access to the loft and doors to all rooms .

Bedroom One is a double bedroom located to the rear with a built-in wardrobe to one wall.

Bedroom Two is located to the front with a built-in cupboard.

The bathroom has a white suite comprising WC, wash basin and a bath with shower over. Part tiled walls and a window to the side.

Exterior

To the front, the property enjoys a low-maintenance landscaped garden, finished with decorative stone chippings and shrubs. A paved pathway leads to the front entrance.

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Side gated access leads directly to the off-road

parking area. The property further benefits from two allocated tandem parking spaces.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

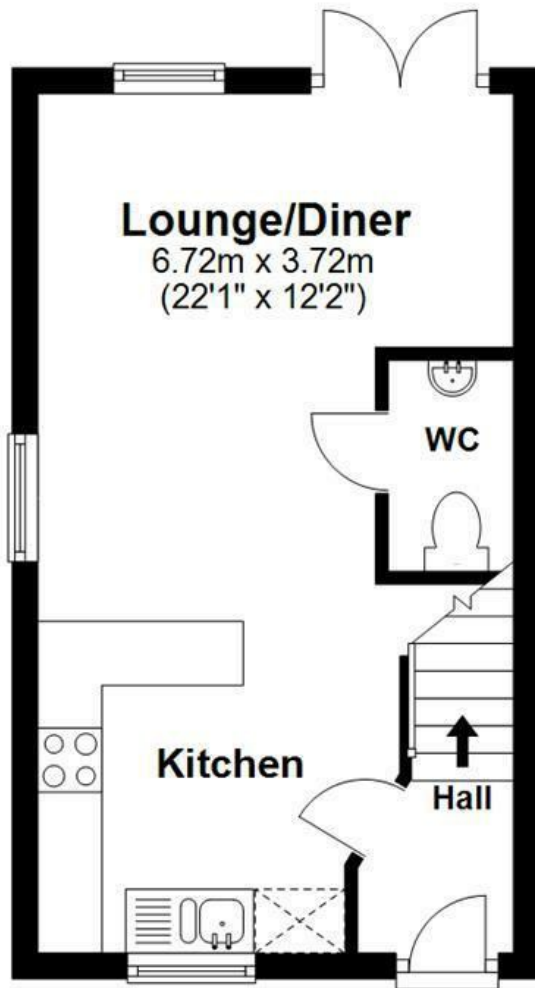
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

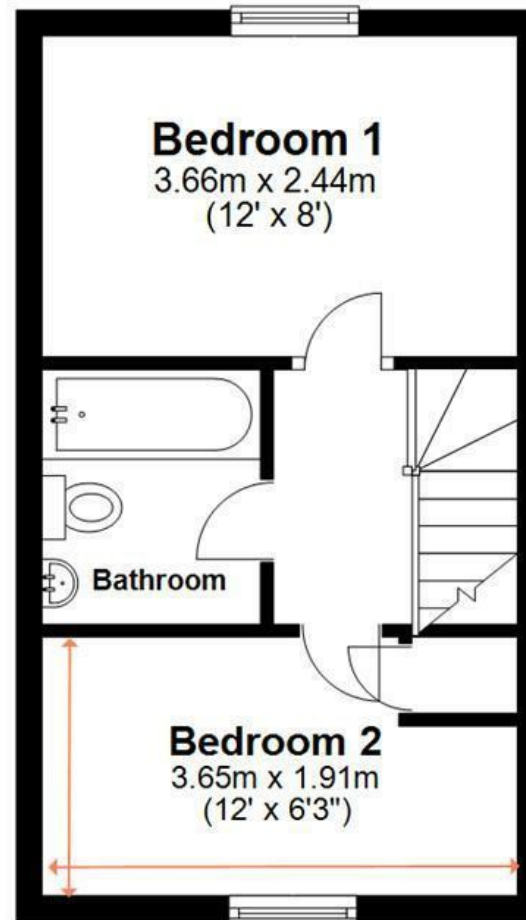
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

Ground Floor

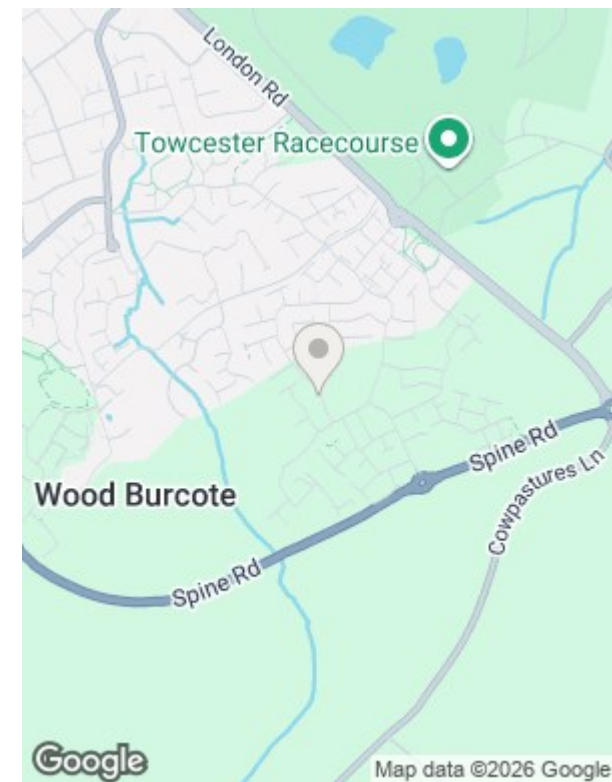


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	97 82
England & Wales EU Directive 2002/91/EC	

