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**85 Watling Street, Potterspury, Towcester,  
Northamptonshire, NN12 7QD**

**£1,995 pcm**

- Stables & outbuildings
- Desirable location of Potterspury
- Character beams
- Four Bedroom
- Double Garage
- Downstairs Cloakroom
- Available Now
- 187 Sq Metres
- EPC Rating E



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### Entrance Hallway

4.53m x 3.92m (14' 10" x 12' 10")

### Sitting Room

4.60m x 3.45m (15' 1" x 11' 4")

### Dining Room

4.49m x 4.87m (14' 9" x 16' 0")

### Study / Family Room

4.32m x 3.68m (14' 2" x 12' 1")

### Kitchen

4.50m x 2.70m (14' 9" x 8' 10")

### Utility / Tack Room

2.76m x 2.28m (9' 1" x 7' 6")

### Entrance Vestibule

2.37m x 1.66m (7' 9" x 5' 5")

### Master Bedroom

5.42m x 4.43m (17' 9" x 14' 6")

### Bedroom 2

4.41m x 3.86m (14' 6" x 12' 8")

### Bedroom 3

4.25m x 3.55m (13' 11" x 11' 8")

### Bedroom 4

4.49m x 2.85m (14' 9" x 9' 4")

### Bathroom

2.28m x 1.71m (7' 6" x 5' 7")



### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(61-81)	B	
(50-60)	C	77
(39-49)	D	
(29-38)	E	40
(13-28)	F	
(1-12)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

