



6 Sycamore Close, Towcester, Northamptonshire, NN12 6BW

£300,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OPEN HOUSE 20TH OF SEPTEMBER 10AM CALL TO BOOK YOUR APPOINTMENT.

Mason's Residential are thrilled to be able to offer to the market, with no onward chain, this three bedroomed semi-detached home in the sought after market town of Towcester.

Towcester is an historic Roman settlement and lays claim to being the oldest town in Northamptonshire with stone and iron age findings in the area. Towcester offers a plethora of amenities being restaurants, pubs, independent shops, coffee shops and cafes, supermarkets along with a library, great schooling for all levels, a Doctors Surgery and Dentist in its well-stocked high street and surrounding areas. There is plenty to do for a family or singletons both seeking leisurely and outdoor pursuits.

The home is also in close proximity to Silverstone village best known for its world-renowned Silverstone Circuit, which is home to the British Grand Prix. Towcester has good road connections to the M40, A5 and M1 and is a short drive from both Northampton and Wolverton train stations.

The property benefits from double glazing, a re-fitted kitchen, a re-fitted bathroom and off-road parking to the front and side.

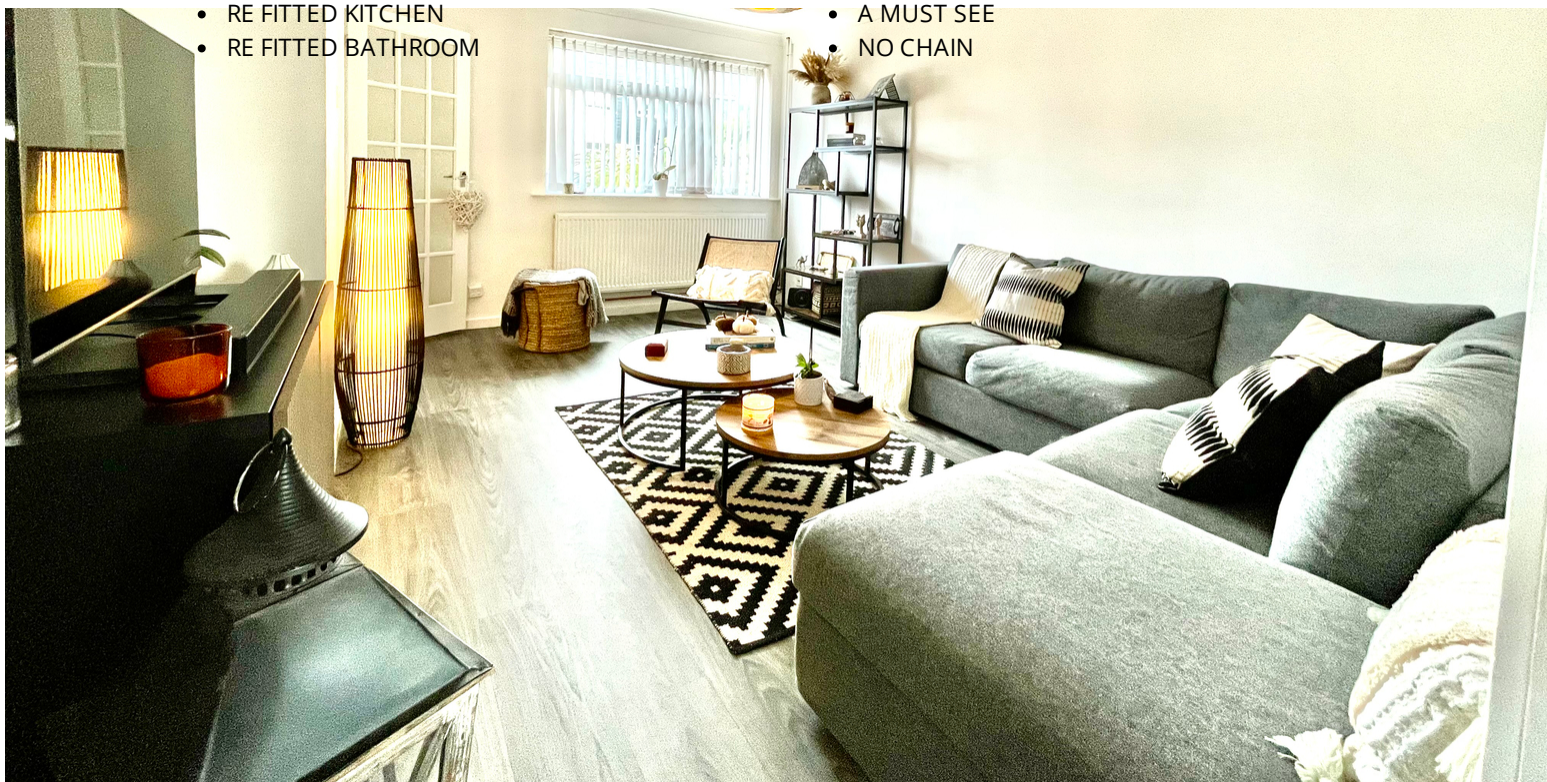
The accommodation comprises of; entrance hall, a homely lounge leading to the refitted kitchen/dining room. A side door and double doors lead from the kitchen to the garden offering further outside social space.

From the first floor landing you will find three bedrooms, two doubles and one single served by the family refitted bathroom.

Outside you will find a rear enclosed garden with easy to maintain astro turf, timber shed for storage with a possible outside kitchen with a sink available for use. A side gate leads to the driveway offering off road parking for up to four cars. This property is offered to the market with no onward chain.

FEATURES

- THREE BEDROOMS
- RE FITTED KITCHEN
- RE FITTED BATHROOM
- PARKING FOR UP TO FOUR CARS
- A MUST SEE
- NO CHAIN



ROOM DESCRIPTIONS

ENTRANCE HALL

SITTING ROOM

11' 6" x 14' 10" (3.51m x 4.52m)

KITCHEN DINING ROOM

14' 8" x 10' 3" (4.47m x 3.12m)

FIRST FLOOR

BEDROOM ONE

8' 0" x 12' 10" (2.44m x 3.91m)

BEDROOM TWO

8' 0" x 10' 7" (2.44m x 3.23m)

BEDROOM THREE

6' 4" x 9' 7" (1.93m x 2.92m)

BATHROOM

6' 4" x 7' 7" (1.93m x 2.31m)

FRONT AND REAR GARDENS

PARKING FOR UP TO FOUR CARS

PLEASE NOTE

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor. These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes



MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £147.00

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (73)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

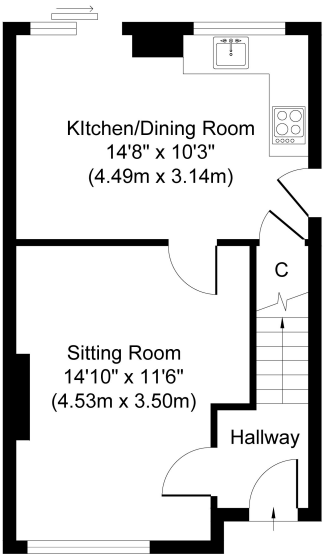
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

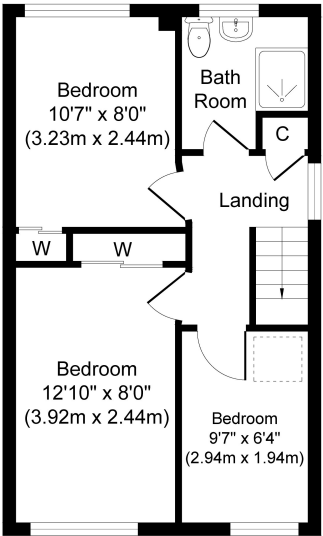




FLOORPLAN & EPC



Ground Floor
Approximate Floor Area
367 sq. ft
(34.13 sq. m)



First Floor
Approximate Floor Area
376 sq. ft
(34.88 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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