

Pontefract Avenue, Northamptonshire, NN12 6UG

CARTERS residential

3 Pontefract Avenue
Towcester
Northamptonshire
NN12 6UG

Offers In Excess Of £315,000

A well presented 3 bedroom semi detached house with driveway for two to three cars, located on this modern and popular development on the edge of Towcester.

The property has accommodation set on two floors comprising; entrance hall, cloakroom, lounge/dining room, and a kitchen. On the first floor, there are 3 bedrooms, en-suite to the master bedroom plus a family bathroom. Outside the property has gardens to the front and rear. Driveway providing parking for two/three cars to the side.

- 3 Bedrooms
- Semi Detached
- Downstairs W/C
- En-Suite to Master Bedroom
- Driveway
- Front & Rear Gardens
- Lounge/Diner
- Popular New Development













Heating
The property has gas to radiator central heating.

Cost/ Charges/ Property Information
Tenure: Freehold
Local Authority: West Northants Council
Council Tax Band: C

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 under take 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.

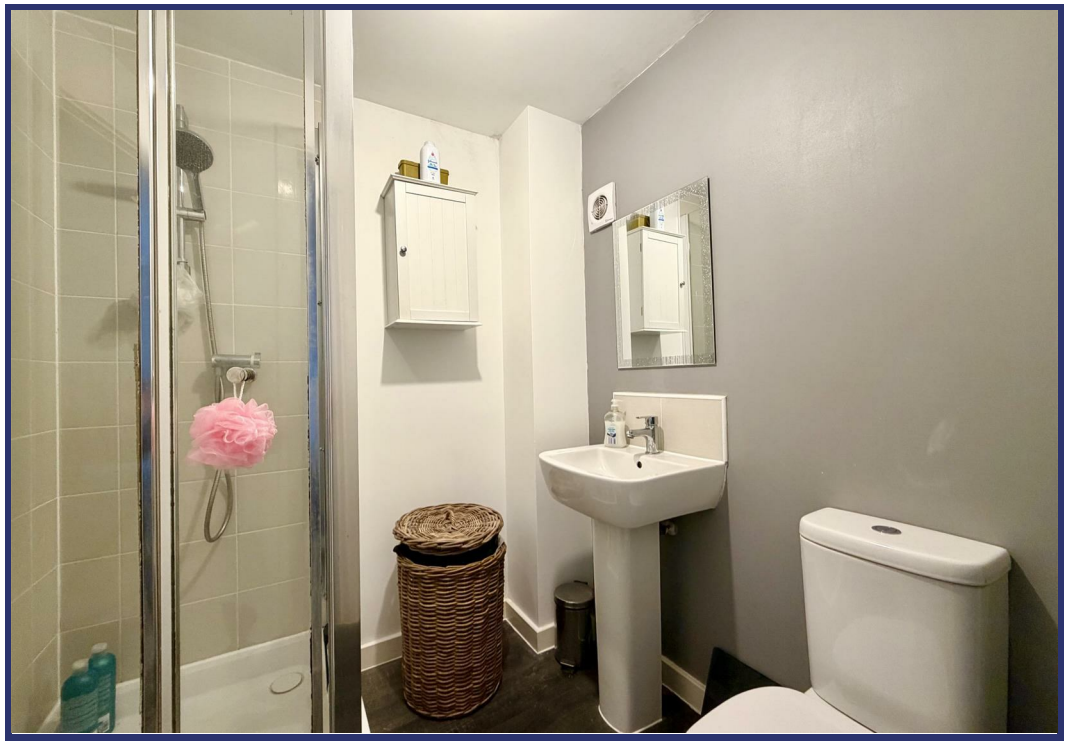
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.



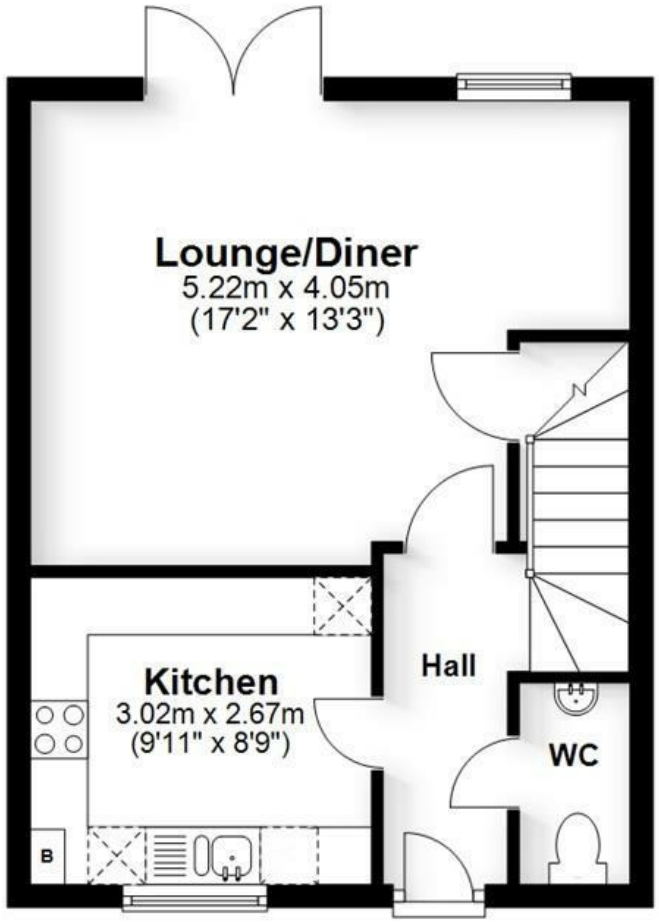






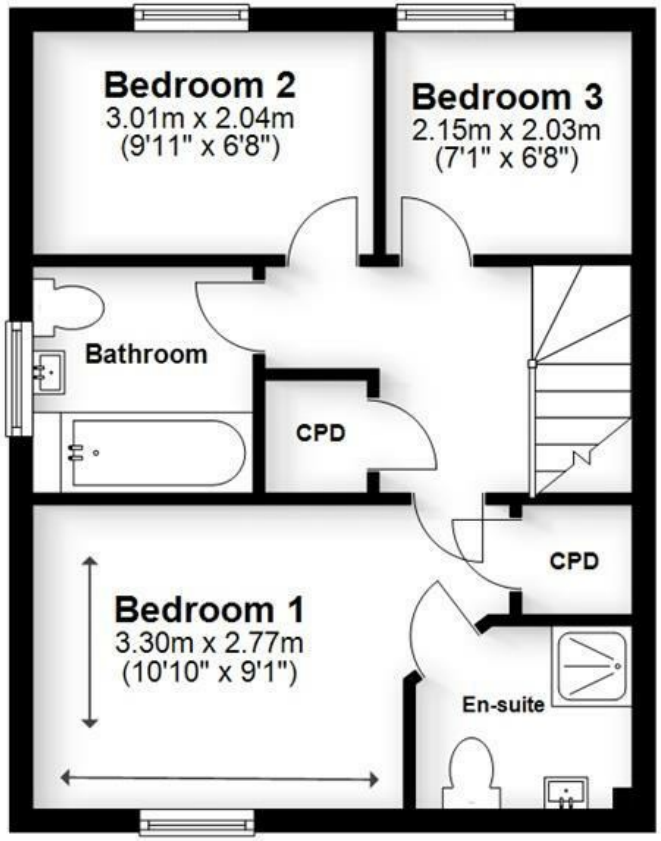
Ground Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



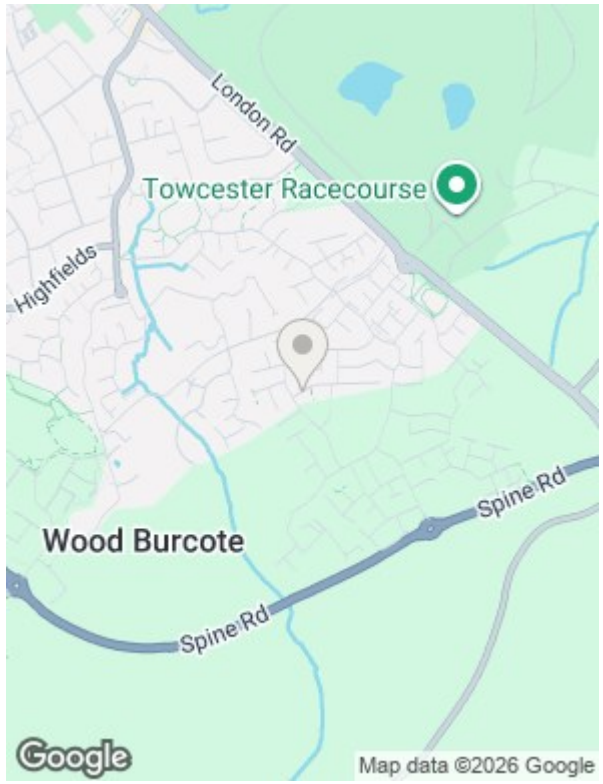
First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 71.5 sq. metres (769.1 sq. feet)

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

By appointment only via Carters.
We are open 7 days a week for your convenience

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