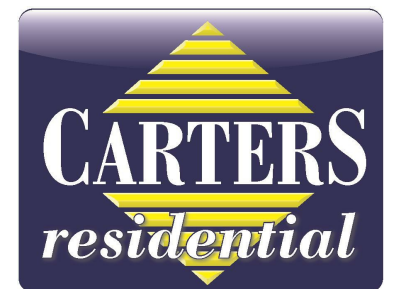




Kempton Drive, Towcester, NN12 6NG



34 Kempton Drive  
Towcester  
Northamptonshire  
NN12 6NG

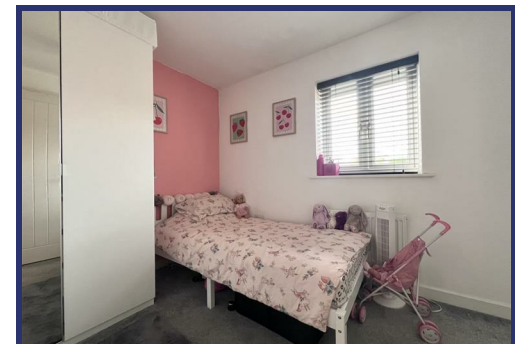
£270,000

**A well presented 2 bedroom house benefiting from an open plan living space, driveway for two cars, front and rear gardens.**

The property has accommodation set on two floors comprising an entrance hall, open plan kitchen/living/dining room and a cloakroom. On the first floor, 2 bedrooms and a bathroom.

Outside the property has garden to the front, good size rear garden and parking for two cars.

- 2 Bedrooms
- Bathroom & Cloakroom
- Driveway for 2 Cars
- Open Plan Ground Floor
- Popular Development
- Front & Rear Gardens
- Kitchen with some Appliances





### Ground Floor

A front door opens to the entrance hall with stairs to the first floor and a door to the ground floor living space.

The property has a large open plan kitchen/dining/living room. The kitchen area, located to the front, has a range of units to floor and wall levels with worktops and a sink unit. Appliances include an oven, gas hob, washing machine and a slimline dishwasher. Window to the front.

The living area has French doors and a window to the rear and side, and a door to the cloakroom.

The cloakroom has a WC and wash basin.

### First Floor

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

Bedroom 1 is a double bedroom located to the rear. Window overlooking the rear garden.

Bedroom 2 is located to the front with a storage cupboard.

The bathroom has a WC, wash basin and a bath with shower and glass screen over. Fully tiled with a window to the rear.

### Outside

There is a small area of garden to the front with a path leading to the front door.

The rear garden is landscaped with a patio, artificial turf and enclosed by fencing. Side gated access.

A driveway provides off road parking for two cars.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

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

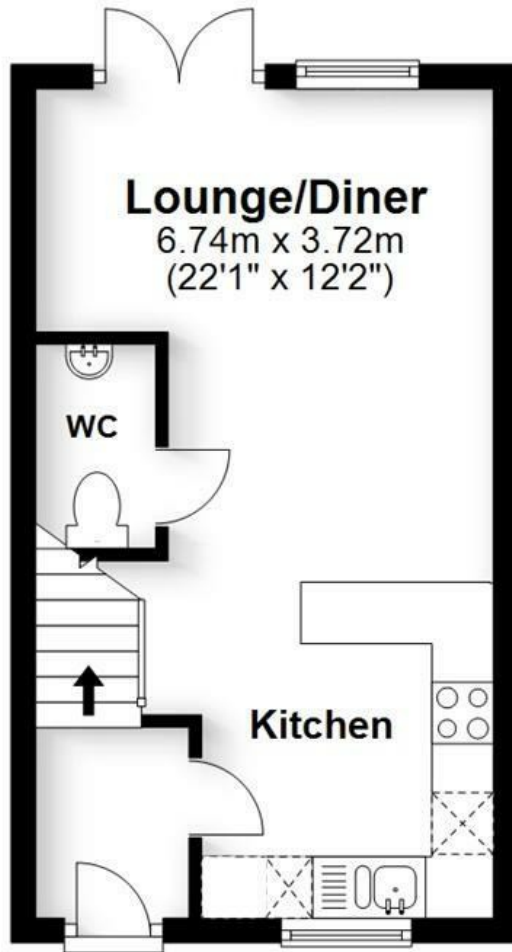
### Disclaimer

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.



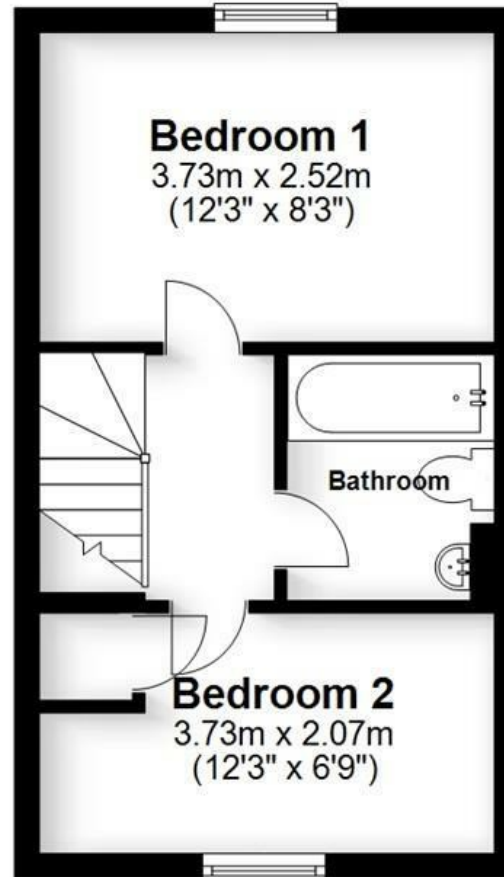
## Ground Floor

Approx. 25.0 sq. metres (269.3 sq. feet)



## First Floor

Approx. 25.3 sq. metres (271.9 sq. feet)

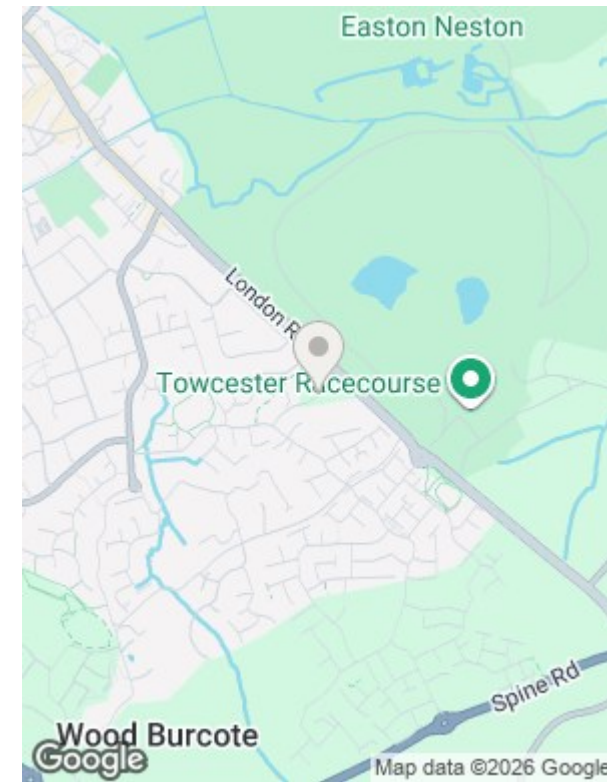


**Total area: approx. 50.3 sq. metres (541.2 sq. feet)**

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

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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			
England & Wales		EU Directive 2002/91/EC	

