



BRACKLEY ROAD

Towcester, NN12



DAVID COSBY  
ESTATE AGENTS





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# 62 Brackley Road

Towcester, NN12

**£250,000 (Guide Price)**

## Features

- Edwardian period property
- In need of refurbishment
- Three bedrooms
- Two large reception rooms
- Close to Towcester town centre
- Front and rear gardens
- Stone façade

## Description

62 Brackley Road is a charming Edwardian, mid-terrace house with three bedrooms and front and rear gardens located close to the centre of Towcester. This attractive property is constructed from coursed limestone with contrasting red brick quoins beneath a gable fronted traditional slate roof. Although in need of refurbishment it provides the perfect opportunity for a potential purchaser to acquire a beautiful period property in a prime location.

The ground floor accommodation comprises two large reception rooms, both with feature facing brick fireplaces, and a kitchen/breakfast area with French doors opening onto the rear garden. At first floor there are 3 bedrooms and a family bathroom. The front garden has gated access from Brackley Road and the rear split level garden has a small sunken patio area with brick retaining walls.



Brackley Road is one of the main roads into the historic market town of Towcester and the property is situated close to the energetic Watling Street where a wide range of independent boutique shops, cafes and restaurants can be found.



# The Property

## Entrance Porch

The pretty front entrance is set within red brick reveals with stepped bull-nose details and a cambered brick arch over. It provides a useful space between the outdoors and the habitable accommodation. A coir grab mat has been fitted and walls are neutrally decorated and a flight of timber stairs with upper quarter winder provides access to the first-floor accommodation.

## Living Room

The large sitting room is south facing with a two-unit double glazed window overlooking the front garden. There is a large feature open fireplace with exposed facing brickwork and a quarry tile hearth. A cambered soldier brick arch has been formed above the fireplace opening. There is a further arched niche adjacent to the main brick fireplace fitted with stained pine shelving. An original 4-panel door with brass ironmongery leads to the central dining room.



## Dining Room

Another good-sized room with a facing brick fireplace incorporating a brick arch niche and quarry tile hearth. The fireplace has a fitted cast iron open fire with timber surround and there is an under stairs cupboard providing good storage space. An archway leads through to the kitchen/breakfast area.



## Kitchen / Breakfast Room

Located to the rear of the property and with good natural lighting from the double-glazed French doors and a separate casement window with top hung casement, the kitchen has a quarry tile floor and houses the wall mounted gas fired boiler. A potential purchaser would likely carry out replacement of the existing kitchen units but there is scope for a good-sized kitchen with potential to extend further subject to statutory approvals.



# The Property

## First-Floor Landing

To the first floor, stripped pine 4-panel doors lead to the bedrooms and bathroom and a hinged ceiling hatch provides access to the roof void.

## Bedroom 1

Bedroom 1 is a double bedroom with fitted pine wardrobe and south facing 2-unit casement window overlooking the front garden. Window reveals are lined with pitch pine panelling.

## Bedroom 2

Bedroom 2 is located to the rear left-hand side of the property and features a large top-hung double glazed casement window overlooking the rear garden.

## Bedroom 3

Bedroom 3 is situated to the front right-hand side of the property with a split-level floor and top-hung south-facing casement window overlooking the front garden. There is also storage space above the stairwell.

## Bathroom

The bathroom is fitted with a 3-piece suite comprising bath with chrome mixer tap and shower hose, close-coupled WC and clam shell wash hand basin with pedestal. The walls have full height white glazed tiling with contrasting tile banding. Floors are finished with timber laminate boards. Natural lighting and ventilation are provided by an obscured double glazed casement window to the rear elevation.





# Outside Areas

## Front Aspect

The front garden has gated access from Brackley Road with a pathway leading to the main entrance door.

## Rear Garden

The rear split level garden is of a good size and has a small sunken patio area with brick retaining walls. Again, the garden, and the former sheds, will require attention and clearance by the incoming purchaser.

## Agent Note

Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

# Location

Brackley Road is one of the main roads into this historic market town and the property is situated within walking distance of the popular Sponne School, with ‘Outstanding’ Ofsted report, as well as local amenities on energetic Watling Street where a wide range of independent boutique shops, cafes and restaurants can be found. There are also larger supermarkets, a post office and even a monthly farmers market.

Towcester, originally known as Lactordorum, is the oldest town in the County where Romans would have once marched along Watling Street. With literary fame from the Saracens Head of Dickens’s Pickwick Papers, ancient monuments such as Bury Mount Motte, and many fine buildings including the 15th century Chantry House, Towcester has a wealth of history.

With the impressive regeneration project nearing completion this Roman market town boasts modern facilities in an historic setting all with the delightful River Tove meandering close by.

Towcester is conveniently situated just a 20-minute drive from Milton Keynes offering further shops and restaurants as well as Milton Keynes Central Railway station with direct and frequent trains to London Euston.

**Local Authority:** West Northamptonshire Council (South Northants)

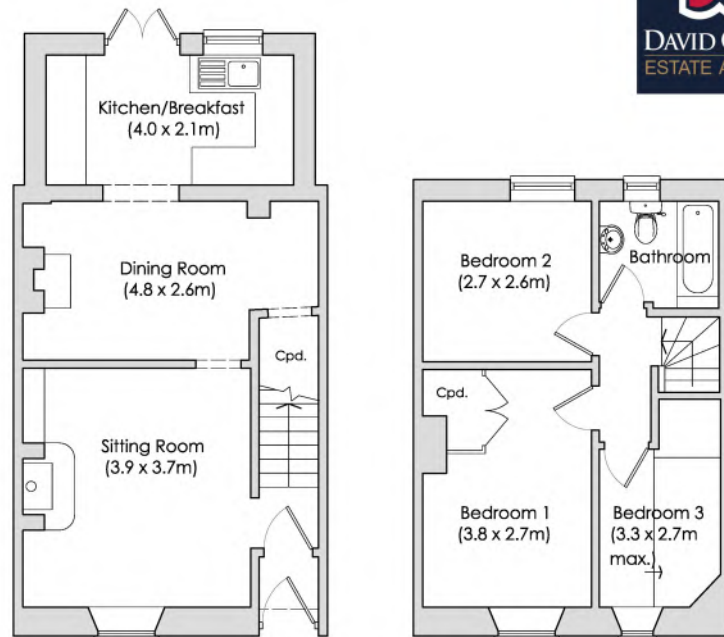
**Services:** Water, Drainage, Electricty, and Gas

**Council Tax:** Band B

**EPC:** TBC







Ground Floor GIA = 41 sqm

First Floor GIA = 31 sqm

All measurements are approximate and for display purposes only.  
Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA: 72sqm



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### Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

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# DAVID COSBY

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