



**7 MERCIAN CLOSE**  
The Farriers, Towcester, NN12

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ESTATE AGENTS



# 7 Mercian Close

The Farriers, Towcester, NN12

**£245,000 (Guide Price)**

- Two double bedrooms
- Open-plan living and dining area
- Integrated stainless steel Zanussi oven, hob and hood
- Stylish work surfaces and matching upstands
- Coloured glass splashback to hob
- Contemporary family bathroom
- Wall tiling to bathroom
- NHBC warranty
- South west facing rear garden
- Two parking bays

## Description

A superb opportunity for a first-time buyer to purchase a recently constructed home with NHBC warranty. 7 Mercian Close is a pleasant 2-bedroom, mid-terrace property located within the new Farriers Court development in the vibrant market town of Towcester. Occupying a cul-de-sac position within the development with south west facing rear garden and two parking bays. The property benefits from an open-plan lounge and dining room, stylish fitted kitchen and a modern cloakroom off the hallway. At first floor there are two double bedrooms which share a contemporary family bathroom.



Farriers Court is located close to Towcester town centre and the 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.



## Location

Towcester, originally known as Lactodorum, 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.

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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.

There is a large leisure centre which has an excellent range of facilities for all ages and abilities including a 25m swimming pool, 3G outdoor pitches, a comprehensive fitness suite and large sports hall.

Schooling is well provided for with two Primary Schools and Sponne Secondary school which has an 'Outstanding' Ofsted report.

## The Property

### Entrance Hall:

Access via the main front entrance with vision panel and canopy over, the entrance hall is neutrally decorated with oak effect floor boards which flow through the ground floor, and part glazed panelled doors leading to the kitchen and sitting / dining room. A mains backup smoke detector has been fitted.

### Kitchen:

The newly fitted kitchen provides a practical working space with a good range of base and wall units. There is an electric oven with gas hob and carbon filter extractor hood over. A two-unit double glazed window to the front aspect provides good natural lighting. There is a built-in fridge/freezer and space for a washing machine.

### Sitting / Dining Room:

The sitting / dining room is located to the rear of the property and benefits from good natural lighting provided by the double-glazed French doors which open onto the patio and rear garden. There is a useful under-stairs cupboard space for storage.

### Cloak Room:

A convenient cloak room with close coupled WC and corner wash hand basin with pedestal is situated off the entrance hall. Mechanical extract ventilation has been installed.

### First floor landing Area:

The first-floor landing has panel doors leading to the 2 bedrooms and bathroom and there is a loft hatch providing access to the roof void. A mains backup smoke detector has been fitted.

### Bedroom One:

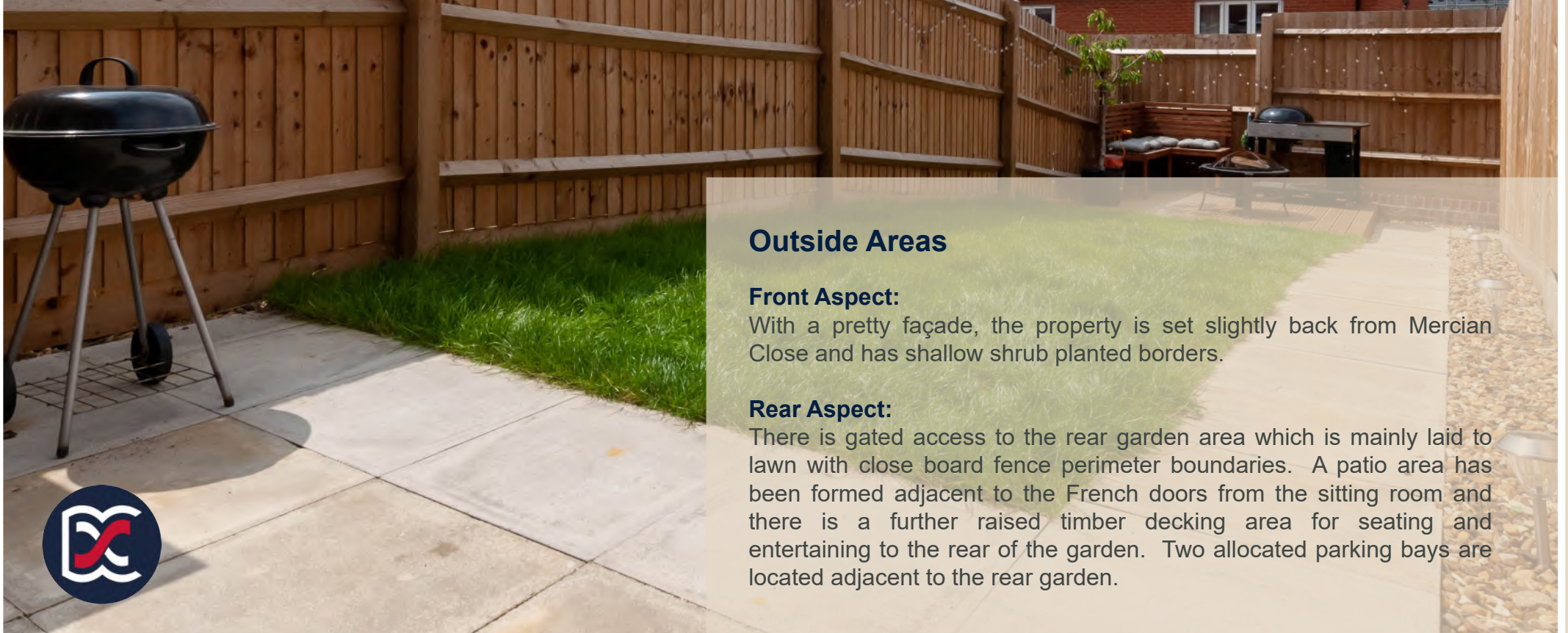
A double bedroom located to the rear of the property with natural lighting from a two-unit casement window overlooking the garden.

### Bedroom Two:

Another double bedroom with two-unit casement overlooking the front aspect. There is a useful over-stairs cupboard.



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## Outside Areas

### Front Aspect:

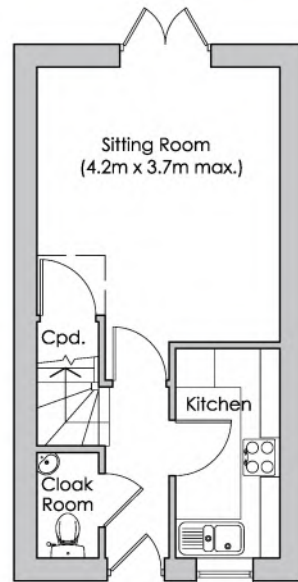
With a pretty façade, the property is set slightly back from Mercian Close and has shallow shrub planted borders.

### Rear Aspect:

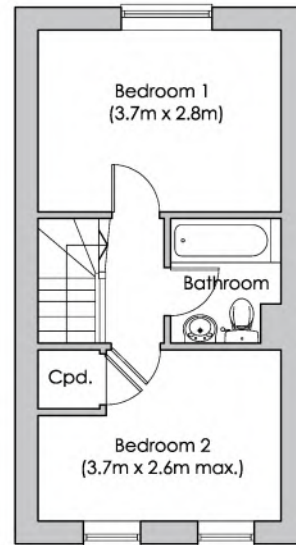
There is gated access to the rear garden area which is mainly laid to lawn with close board fence perimeter boundaries. A patio area has been formed adjacent to the French doors from the sitting room and there is a further raised timber decking area for seating and entertaining to the rear of the garden. Two allocated parking bays are located adjacent to the rear garden.







Ground Floor GIA = 28sqm



First Floor GIA = 28sqm

All measurements are approximate and for display purposes only. Dashed lines indicate sloping ceilings

TOTAL AREA (GIA) : 56sqm



**Local Authority:** West Northamptonshire Council

**Council Tax:** Band B

**EPC:** Rating B

**Services:** Water, Drainage, and Electricity

### Agent's Note

As with most modern developments, a management charge fee may be payable towards the upkeep of communal areas on the development and your legal adviser should be asked to clarify this.

### 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 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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