

2 Bed Flat In Burcote Fields, , Towcester, NN12 6TH

£88,000





## SHORT DESCRIPTION

Property Ref: 13587 Welcome to Burcote Fields, Towcester, NN12 6TH—a charming and contemporary 2-bedroom, 2-bathroom home that offers a perfect blend of comfort and style. Nestled in the sought-after Burcote Fields development, this delightful property boasts a thoughtfully designed layout ideal for modern living. Upon entering, you'll be greeted by a spacious living room that serves as the heart of the home, providing ample space for relaxation and entertaining. The living area is bathed in natural light, creating a warm and inviting atmosphere. The property features two generously sized bedrooms, each offering a peaceful retreat. The master bedroom includes an en-suite bathroom for added convenience, while the second bedroom is serviced by a stylish family bathroom, ensuring comfort for all occupants. The kitchen is well-appointed with modern fixtures and fittings, providing the perfect space for culinary adventures. With plenty of storage and countertop space, it is both functional and aesthetically pleasing. Outside, the property benefits from a private garden, perfect for enjoying sunny days and alfresco dining. Additionally, there is allocated parking, ensuring your vehicle is always secure and easily accessible. Located in the vibrant town of Towcester, this home is within close proximity to local amenities, schools, and transport links, making it an excellent choice for families, professionals, and anyone looking to enjoy a high quality of life. Don't miss the opportunity to make Burcote Fields your new home. Contact us today to arrange a viewing and experience all that this wonderful property has to offer..



**Bed Room(s)**



**Bath Room(s)**

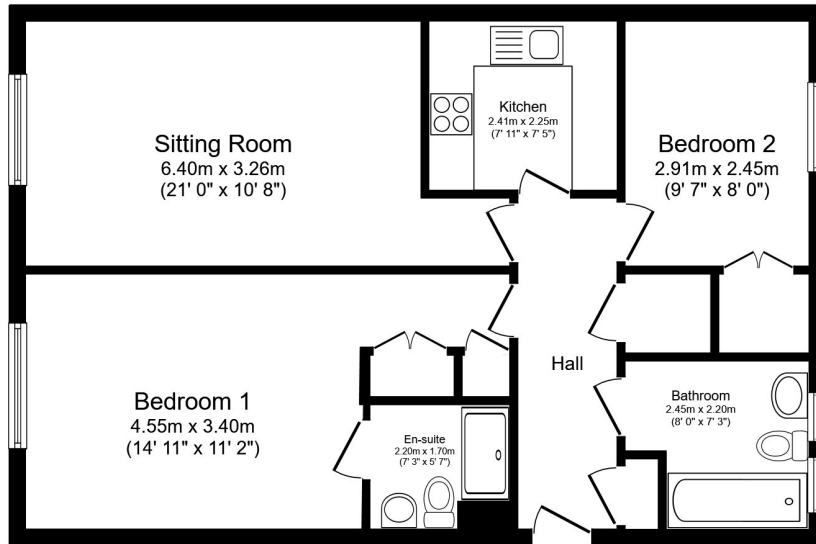


**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 70.3 m<sup>2</sup> (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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