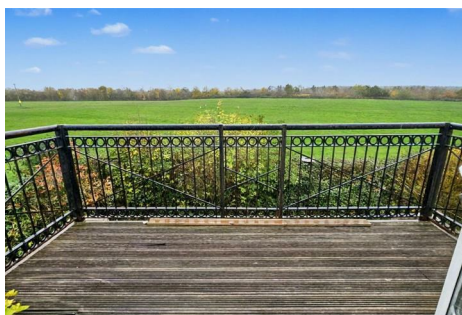


**41 Brackley Road  
Silverstone  
TOWCESTER  
NN12 8UA**

**Offers Around £675,000**



- **FOUR BEDROOMS**
- **LARGE WORKSHOP/GARAGE**
- **BALCONY**
- **CLOSE TO SILVERSTONE CIRCUIT**
- **POTENTIAL DEVELOPMENT OPPORTUNITY**

- **SEMI DETACHED**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **VILLAGE LOCATION**
- **LARGE PLOT**
- **ENERGY EFFICIENCY RATING: F**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A four bedroom, semi detached property, with a large workshop/garage located close to Silverstone Race Circuit and boasting view over fields to both front and rear. The accommodation comprises a lounge/dining room, kitchen, family room, downstairs bedroom with shower room, three further bedrooms and family bathroom to the first floor. The property also benefits UPVC double glazing, cellar, off road parking for several cars, private gardens with view over fields. The property has potential for development (subject to planning).

## **Ground Floor**

### **Lounge/Dining Room**

32'9" x 13'5" (10.00 x 4.10)

Brick feature fireplace with solid fuel burner, radiators, laminate flooring, stairs to first floor landing, door and stairs down to cellar, uPVC double glazed windows to front and rear, doors to:

### **Kitchen/Breakfast Room**

12'0" x 12'5" (3.68 x 3.81)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, cooker point, plumbing for washing machine, tiled flooring, uPVC double glazed window to rear, door out to garden, door to:

### **Family Room**

14'3" x 12'4" (4.36 x 3.77)

Laminate flooring, radiator, uPVC double glazed window to front, door to:

### **Bedroom**

13'6" x 10'7" (4.12 x 3.25)

Laminate flooring, radiator, uPVC double glazed window to front, uPVC double glazed French doors to rear, door to:

### **Shower Room**

Suite comprising a double shower cubicle, hand wash basin, low level w.c, tiled splash backs, Velux window to ceiling, heated towel rail.

## **First Floor**

### **First Floor Landing**

Radiator, doors to:

### **Bedroom One**

13'3" x 11'10" (4.04 x 3.62)

Radiator, uPVC double glazed windows and door out onto large balcony.

### **Bedroom Two**

13'6" x 11'9" (4.13 x 3.59)

Radiator, uPVC double glazed windows to front and rear.

### **Bedroom Three**

13'5" x 10'1" (4.11 x 3.09)

Radiator, uPVC double glazed window to front.

### **Bathroom**

Suite comprising bath unit, hand wash basin, low level w.c, tiled splash areas, radiator, uPVC double glazed window to front.

## **Externally**

### **Garage/Workshop**

51'4" x 22'0" (15.65 x 6.73)

Large workshop/garage with power and lighting, twin up and over doors, uPVC double glazed windows to front.

### **Front Garden**

Mainly paved, driveway and gates leading to rear garden and off road parking for several cars.

### **Rear Garden**

Patio area, lawn, views over fields.

### **Agents Notes**

West Northampton Council Tax Band: D





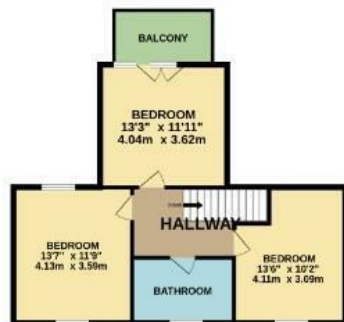




GROUND FLOOR  
2231 sq.ft. (207.3 sq.m.) approx.



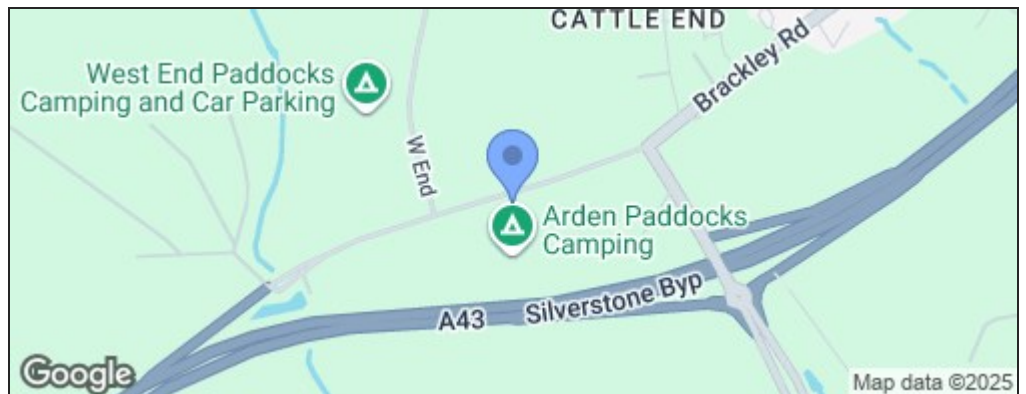
1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 2825 sq.ft. (262.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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 |                         |           |
|                                             |                         | 75        |
|                                             | 30                      |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.