



26 Kestrel Crescent, Brackley, Northamptonshire, NN13 6PX

HOWKINS &
HARRISON

26 Kestrel Crescent, Brackley,
Northamptonshire, NN13 6PX

Guide Price: £257,500

A pretty two bedroom mid-terrace property, well located in a popular residential area within the desirable town of Brackley. The accommodation comprises entrance hall, sitting room, kitchen / dining room, two double bedrooms and family bathroom. There is an open plan front garden, enclosed rear garden and two allocated parking spaces.

Features

- Established terraced house
- No onward chain
- Sitting room
- Kitchen / dining room
- Two double bedrooms
- Family bathroom
- Gas to radiator central heating
- Enclosed rear garden
- Two allocated parking spaces
- Popular residential area
- EPC Rating: C



Location

Brackley is situated in the south west corner of Northamptonshire. It is bypassed by the A43 and sits about halfway between Oxford and Northampton. The town is approximately 15 minutes from junction 10 of the M40 and 25 minutes from junction 15a of the M1.

The market towns of Banbury, Bicester and Buckingham are no more than a 20 minute drive away and there is quick and easy access to London and Birmingham from stations at Banbury, Bicester and King's Sutton. Sporting activities in the area include golf at Whittlebury Hall, and motor racing at Silverstone.

The ancient market town of Brackley enjoys all the charm and appeal of the nearby Cotswolds. The sweeping High Street, 18th century town hall and piazza are the focal point for Brackley's many annual festivals, weekly market and monthly farmers' market.



Ground Floor

The entrance hall has the stairs leading up, opening to the generous sitting room, beyond which is the kitchen / breakfast room, a door opens to the garden.

First Floor

The landing opens to two double bedrooms and the family bathroom.

Outside

There is an open plan front garden laid to lawn. The rear garden is lawned and enclosed by fencing, with pedestrian access for bins. There are two allocated parking spaces to the front of the property.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		69
(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		

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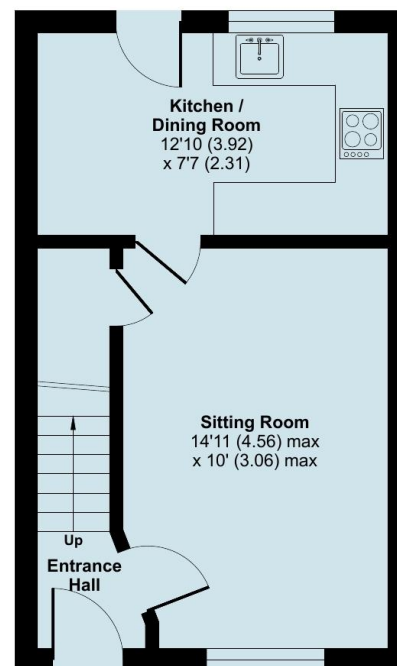
Kestrel Crescent, Brackley, NN13

Approximate Area = 613 sq ft / 56.9 sq m

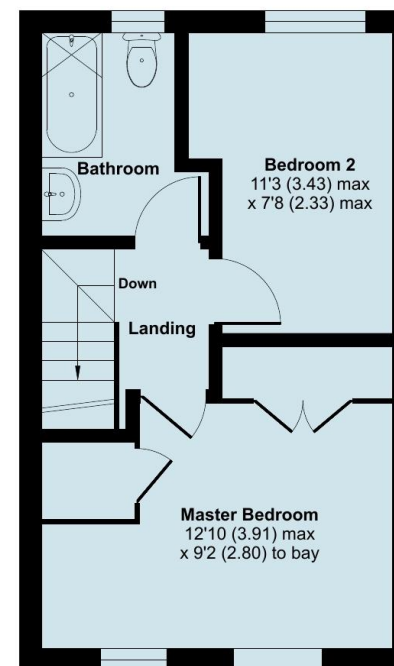
Outbuilding = 45 sq ft / 4.2 sq m

Total = 658 sq ft / 61.1 sq m

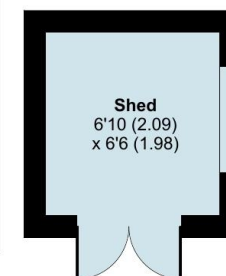
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Howkins & Harrison. REF: 1346337

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.