



St. Peters Gate, Brackley, NN13 7NL



19 St. Peters Gate
Brackley
NN13 7NL

£260,000

A three bedroom semi detached home situated in a quiet off road position. This family sized home is within easy walking distance of the town centre and schools for all ages offering a 'good' inspection rating.

Situated in a very quiet off road position with two allocated parking spaces, the accommodation comprises, lounge, kitchen/diner and utility room on the ground floor, The first floor has three bedrooms and a four piece family bathroom. To the outside there are front and rear gardens. The property also benefits from full gas central heating to radiators and replacement UPVC windows and doors. All ceilings are smoothed and have down lighters.

- THREE BEDROOM SEMI DETACHED HOME
- KITCHEN/DINER
- LOUNGE
- UTILITY ROOM
- FOUR PIECE FAMILY BATHROOM
- GAS TO RADIATOR CENTRAL HEATING
- UPVC DOUBLE GLAZING
- INTERNAL VIEWING RECOMMENDED





Accommodation - Ground Floor

Entrance porch accessed by UPVC door, good sized airy lounge with laminate flooring and stairs to first floor. A well appointed kitchen diner offers ample storage cupboards, electric double oven, gas hob with extractor over, built in fridge and free standing dishwasher. The kitchen leads to a utility room with space and plumbing for washing machine, fridge freezer and tumble dryer and is fitted out with ample cupboards, shelves and worktops. There is a UPVC door to the garden.

First Floor

The first floor offers two double bedrooms and one single and the re-fitted bathroom is fully tiled to the walls and floor and offers a bath tub with mixer tap/shower attachment, separate corner shower cubicle, w.c, wall mounted washbasin and chrome heated towel rail/radiator.

Exterior

Small easily maintainable front garden and side gated access.

The low maintenance rear garden is enclosed by 6' timber fencing, having a patio and raised sun deck.

Room Dimensions

Lounge 4.5 x 4.73 (14'9" x 15'6")

Kitchen/diner 4.58 x 2.83 (15' x 9 ins)

Utility room 2.4 x 2.3 (7'10" x 7' 6")

Bedroom 1 3.07 x 2.82 (10'3" x 9'3")

Bedroom 2 2.59 x 2.46 (8'6" x 8'1")

Bedroom 3 2.59 x 2.06 (8'6" x 6'9")

Cost/ Charges/ Property Information

Tenure: Freehold.

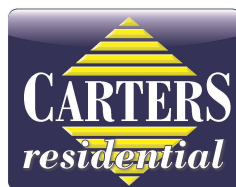
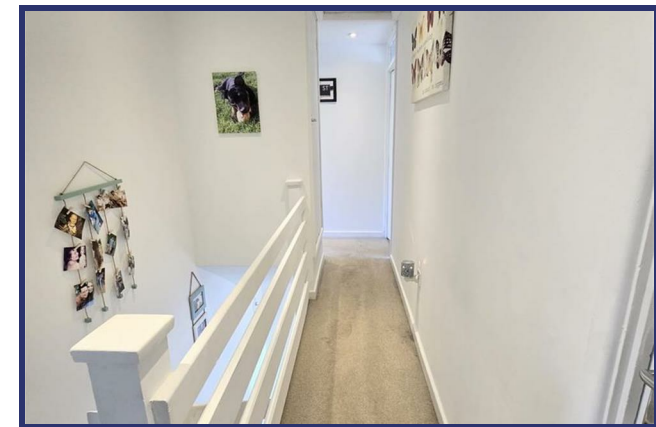
Local Authority: West Northants Council

Council Tax Band: Band B.

Disclaimer

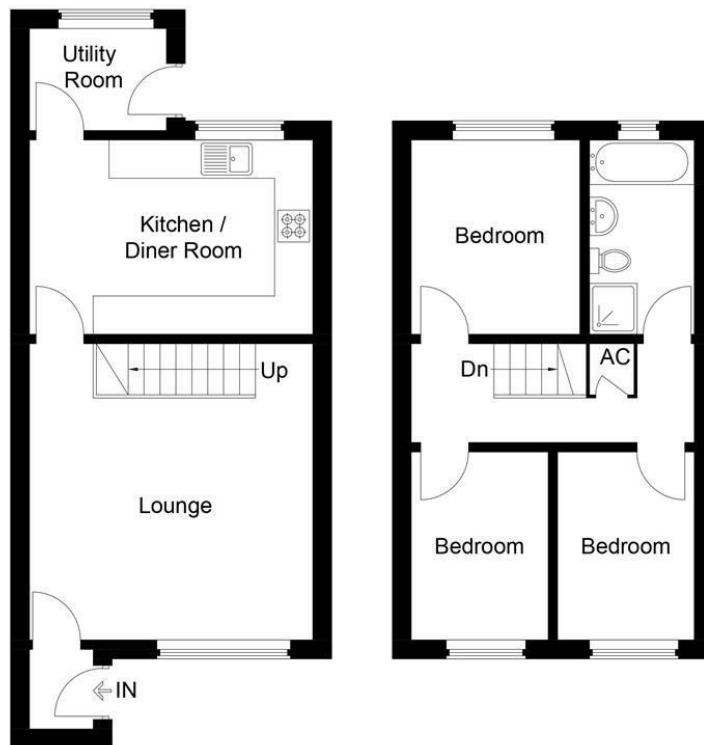
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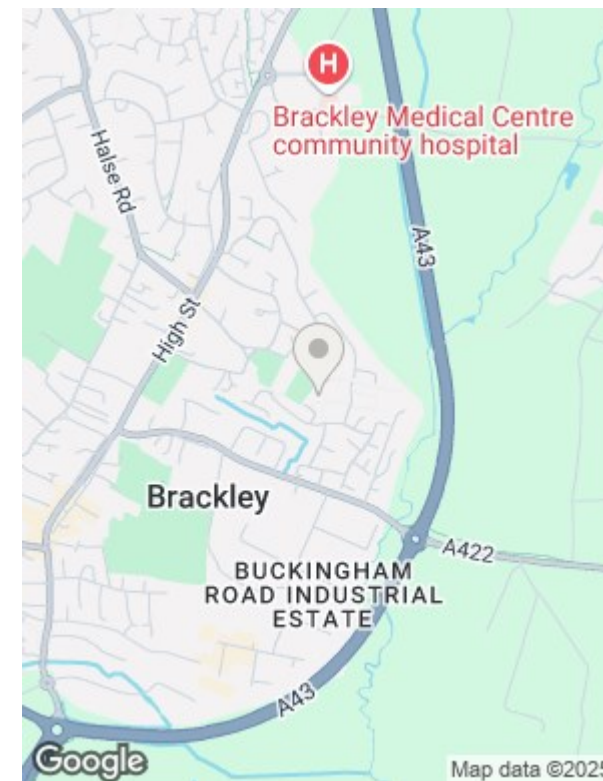
Approximate Gross Internal Area
 Ground Floor = 43.8 sq m / 471 sq ft
 First Floor = 37.9 sq m / 408 sq ft
 Total = 81.7 sq m / 879 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Viewing Arrangements

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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	

