



25 High Street, Silverstone, Northamptonshire, NN12 8US

HOWKINS &  
HARRISON

25 High Street  
Silverstone  
Northamptonshire  
NN12 8US

Guide Price: £279,500

Set in the heart of the sought-after village of Silverstone, this characterful end of terrace cottage has two bedrooms, two bathrooms, a sitting dining room and a kitchen with separate utility room and further benefits from driveway parking, a good size west facing garden.

#### Features

- End of terraced cottage
- Village location
- Two bedrooms
- Bathroom and shower room
- Sitting/dining room
- Kitchen
- Utility room
- Enclosed west facing garden
- Driveway parking
- Energy rating E



## Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



## Ground Floor

Enter into the spacious sitting/dining room with an open fireplace and leading on into the kitchen which has an integrated oven and hob, and a door leading to the rear garden. From the rear hall, a door leads into the utility room.

## First Floor

The main bedroom has an en-suite bathroom. There is a further bedroom and a separate shower room.

## Outside

The property is approached by a driveway leading to the storm porch and front door with the remainder of the front garden set behind a raised flower bed. To the rear of the property, the west facing garden is enclosed on all sides with mature hedges and borders and a patio seating area along with a small fenced astroturf area.

**Agents Note:** Please note: any photographs containing furniture have been virtually staged.

## 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 services.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

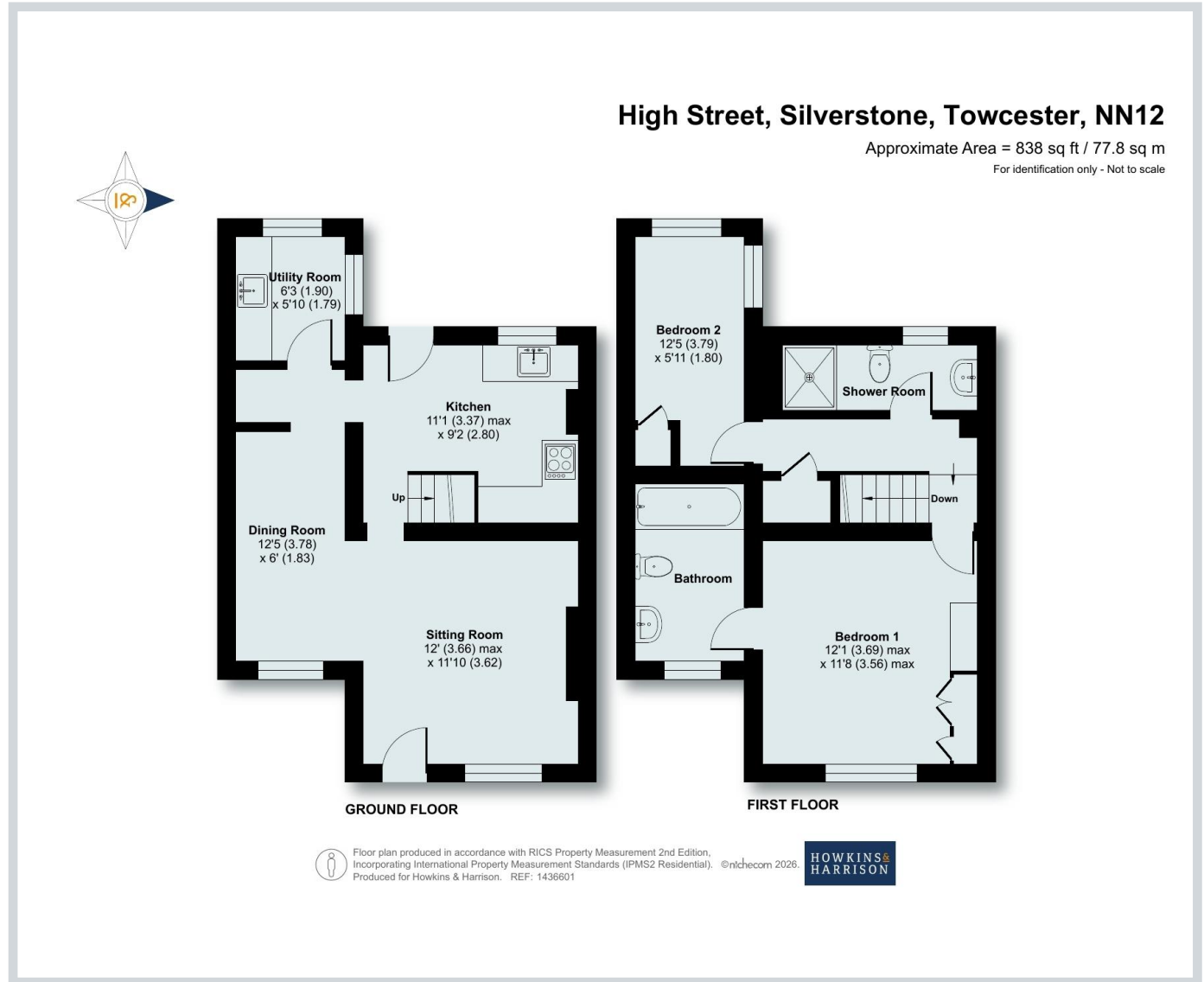
Council Tax Band – A



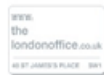
## Howkins & Harrison

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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.



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