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Roberts Road, Silverstone  
Towcester  
Northamptonshire, NN12 8WF  
£285,000 Terraced



Department: Sales

Tenure: Freehold



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THIS ATTRACTIVE BRICK UNDER SLATE TWO BEDROOM MID TERRACED HOME OFFERS WELL PRESENTED ACCOMMODATION, A LANDSCAPED REAR GARDEN, AND THE ADDED BENEFIT OF TWO OFF STREET PARKING SPACES TO THE REAR.

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#### GROUND FLOOR

- HALLWAY
- WC
- LOUNGE
- KITCHEN

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#### FIRST FLOOR

- LANDING
- BEDROOM
- BEDROOM
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN

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## THE PROPERTY

This attractive brick under slate two bedroom mid terraced home offers well presented accommodation, a landscaped rear garden, and the added benefit of two off street parking spaces to the rear.

The property is approached via a walled front garden, attractively arranged with a gravelled area and a pathway leading to the front door. Upon entering, a welcoming entrance hall provides access to the principal ground floor rooms and includes a convenient cloakroom. The kitchen is thoughtfully laid out, offering ample worktop space and storage, making it both practical and functional for everyday living. To the rear of the property, the sitting room provides a comfortable and light filled reception space, ideal for relaxing or entertaining, with views and access to the garden.

Upstairs, the first floor comprises two generously sized double bedrooms, both offering excellent proportions and natural light. The family bathroom is fitted with a three piece suite including a WC, wash basin, and bath, featuring a built in shower, providing flexibility for modern family living.

The landscaped rear garden is fully enclosed, creating a private and secure outdoor space. It is mainly laid to artificial lawn with a paved seating area, perfect for al fresco dining and entertaining during the warmer months. Gated rear access leads directly to the two allocated off street parking spaces, a valuable and convenient feature.

The property is situated within a well served village environment. Local amenities include a public house, village shop, and doctors' surgery, catering to day to day needs. The area is also well regarded for its schooling, with Silverstone Church of England School and Silverstone University Technical College nearby, as well as Sponne School in Towcester. Independent schooling options include Akeley Wood School and Royal Latin School in Buckingham, while Northampton High School for Girls in Hardingstone and Northampton School for Boys to the east of Northampton town centre offer further excellent educational opportunities. This well located home combines comfortable accommodation, practical outdoor space, and convenient parking, making it an ideal purchase for first time buyers, young families, or those looking to downsize within a desirable village setting.

EPC Rating: B. Council Tax Band: C





## MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

Local amenities include a public house, village shop, and doctors' surgery, catering to day-to-day needs. The area is also well regarded for its schooling, with Silverstone Church of England School and Silverstone University Technical College nearby, as well as Sponne School in Towcester. Independent schooling options include Akeley Wood School and Royal Latin School in Buckingham, while Northampton High School for Girls in Hardingstone and Northampton School for Boys to the east of Northampton town centre offer further excellent educational opportunities.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2.These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

