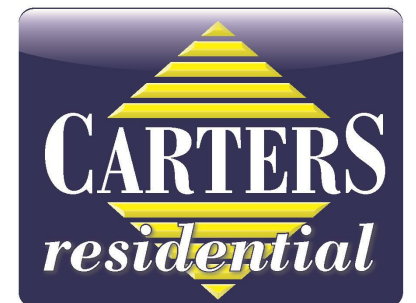




High Street, Silverstone, NN12 8US



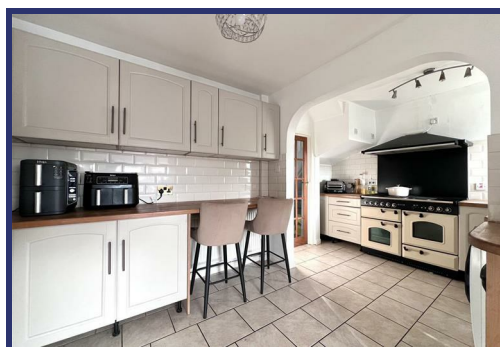
70 High Street
Silverstone
Northamptonshire
NN12 8US

£325,000

A well presented three bedroom semi-detached home situated in the popular village of Silverstone.

The property has accommodation set on two floors comprising; entrance hall, kitchen, dining/family room, lounge, three bedrooms and a bathroom. The property also benefits from an enclosed rear garden and a driveway for two vehicles.

- 3 Bedrooms
- Semi Detached
- Popular Village Location
- Extended
- Driveway
- Re-fitted Bathroom
- EV Charger





Ground Floor

A front door opens into the entrance hall with stairs to the first floor and a door to the lounge and Kitchen.

The lounge is a good size with a bay window to the front and an open fireplace.

The kitchen area includes a large range oven, integrated extractor hood and spaces for appliances such as fridge/freezer and washing machine. A small window to the rear aspect and an opening through to the dining area.

The dining area was extended previously and offers a great space to host guests. Two windows to the rear aspect and a door leading to the patio/garden area.

First Floor

The landing has doors to all rooms and access to the loft.

Bedroom 1 is good size and is located at the front of the property. Window to the front overlooking the driveway.

Bedroom 2 is a double bedroom located at the rear of the property. Window overlooking the garden area. Currently used as a dressing area.

Bedroom 3 is a single bedroom to the front.

The family bathroom has been re-fitted by the current owners and has a suite comprising WC, wash hand basin, and bath with shower over. Fully tiled throughout.

Outside

To the front of the property is a driveway which has been laid to gravel which providing off-road parking for two vehicles. A footpath leads to the front porch. To the side of the property is a wooden gate which gives access to the rear garden. EV Charger to remain. The west facing rear garden consists of a large patio area, laid to lawn, and a large shed.

Heating

The property has gas to radiator central heating. New combination boiler fitted in 2025.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

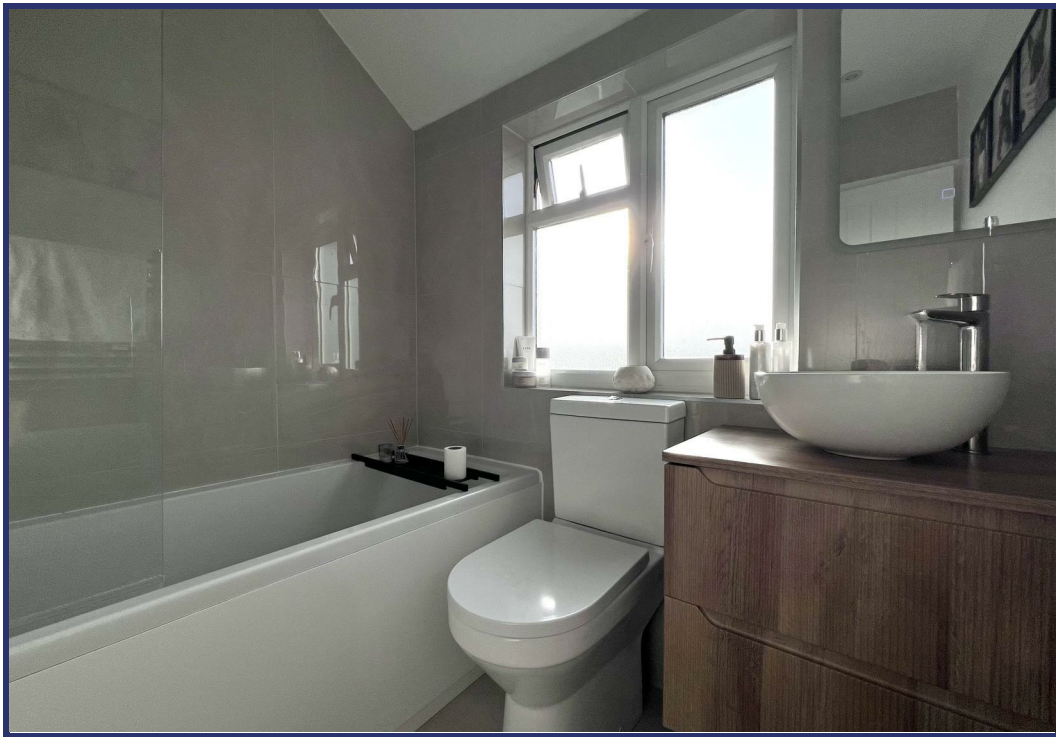
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

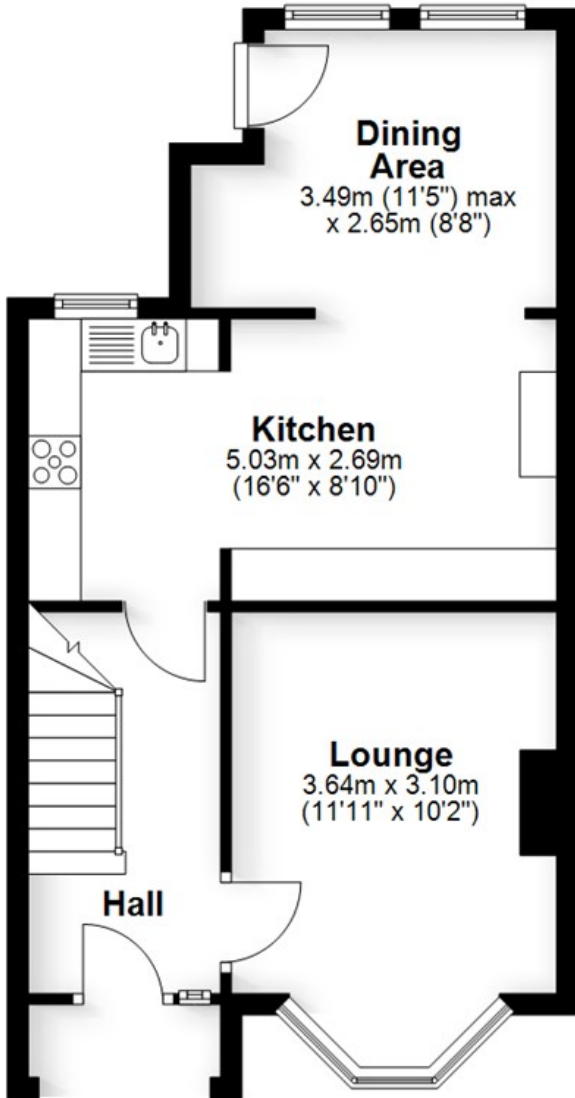
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





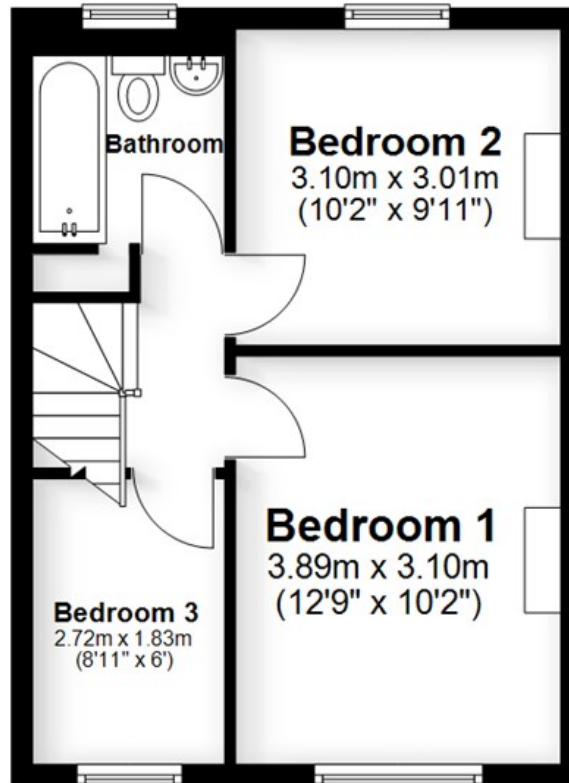
Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 76.5 sq. metres (823.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

-  01908 561010
-  stony@carters.co.uk
-  carters.co.uk
-  59 High Street, Stony Stratford, MK11 1AY



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			
England & Wales		EU Directive 2002/91/EC	