

Dillows, 12 Brackley Road, Silverstone, Northamptonshire, NN12 8UA

HOWKINS & HARRISON

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12 Brackley Road,
Silverstone,
Northamptonshire,
NN12 8UA

Guide Price: £425,000

Well located in the popular village of Silverstone, this spacious detached three bedroom bungalow sits on a large plot and has a good size garden of approximately 0.21 acres, and double garage with driveway parking. The property offers huge potential and would benefit from some updating.

Features

- Bullet points
- Detached bungalow
- Large plot- approximately 0.21 acres
- Master bedroom en-suite
- Two further bedrooms and family bathroom
- Sitting room
- Dining room
- Kitchen & utility room
- Double garage & driveway parking
- Great potential to improve
- 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 Towcestrians 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.





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Land App





Accomodation

Entrance hall, master bedroom with fitted wardrobes and an en-suite, two further bedrooms, a family bathroom, dining room and sitting room. The kitchen has a range of fitted units and an integrated oven and hob, and the utility room has direct access into the double garage.

Outside

The property occupies a good size plot, approx. 0.21 acre, with ample driveway parking leading to the double garage. The mature garden has been thoughtfully planted and extends to the side and forwards. The neighbouring property has a right of way across the front on a further driveway.

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

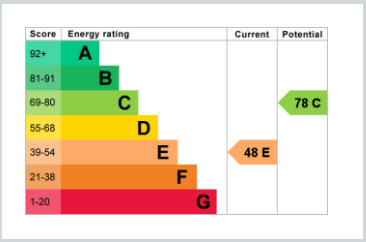
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

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

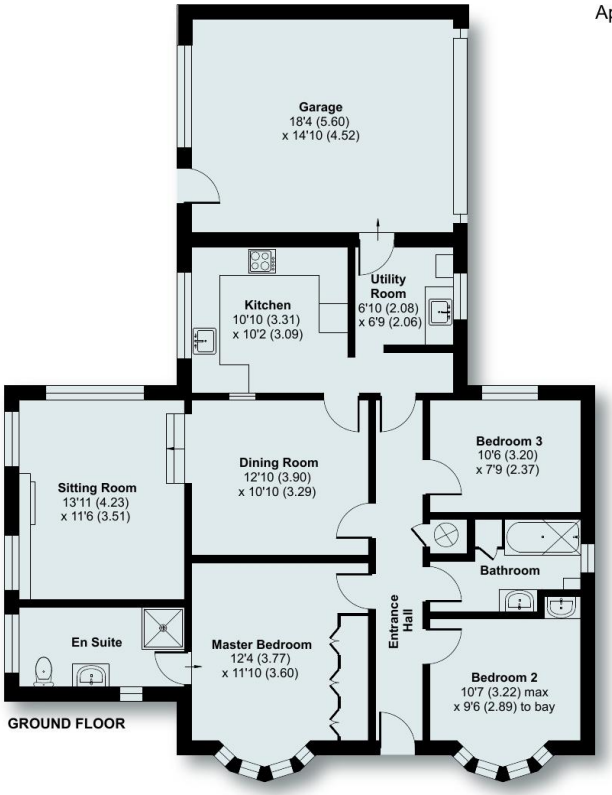
Local Authority
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – E



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Approximate Area = 1088 sq ft / 101 sq m
Garage = 270 sq ft / 25 sq m
Total = 1358 sq ft / 126.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1471842

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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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