



19 The Old Woodyard, Silverstone, Towcester,  
Northamptonshire, NN12 8DH

£285,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Mason's Residential are thrilled to be able to offer to the market this immaculate two bedroomed semi-detached home with fitted kitchen, in the charming village of Silverstone.

Silverstone is a charming village nestled in the picturesque countryside of Northamptonshire. It is best known for its world-renowned Silverstone Circuit, which is home to the British Grand Prix. It has good road connections to the M40, A5 and M1 and is a short drive from both Northampton and Wolverton train stations.

Silverstone has a strong sense of community at its heart; fostering a family-friendly environment with a rich history. The village is surrounded by beautiful countryside and woodland with a local friendly pub, convenience shop, sports club and has good bus connections to the bustling market towns of Towcester and Brackley with their well-stocked high streets.

The home comprises, entrance hall, cloakroom, fitted kitchen, lounge diner with double doors leading to the garden.

Upstairs you will find off the landing two bedrooms with the master hosting generous storage by way of a range of wardrobes. The family bathroom is a fully fitted three-piece bathroom suite that serves the two bedrooms.

Outside you will find a rear enclosed garden with patio area, lawn, shed and side gated access leading to the driveway providing off road parking for two cars.



- CLOAKROOM
- CUL DE SAC LOCATION

- DRIVEWAY FOR TWO CARS
- TWO DOUBLE BEDROOMS

## ROOM DESCRIPTIONS

### ENTRANCE HALL

#### CLOAKROOM

3' 3" x 4' 3" (0.99m x 1.30m)

#### LOUNGE DINER

13' 9" x 14' 3" (4.19m x 4.34m)

#### KITCHEN

7' 0" x 9' 3" (2.13m x 2.82m)

### FIRST FLOOR

#### BEDROOM ONE

10' 6" x 14' 1" (3.20m x 4.29m)

#### BEDROOM TWO

7' 10" x 12' 9" (2.39m x 3.89m)

#### BATHROOM

5' 9" x 6' 1" (1.75m x 1.85m)

### FRONT AND REAR GARDENS

### PARKING FOR TWO CARS

#### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect.

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor.





## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





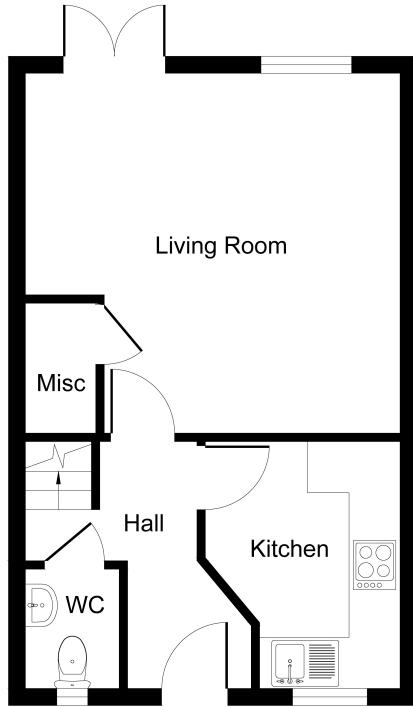




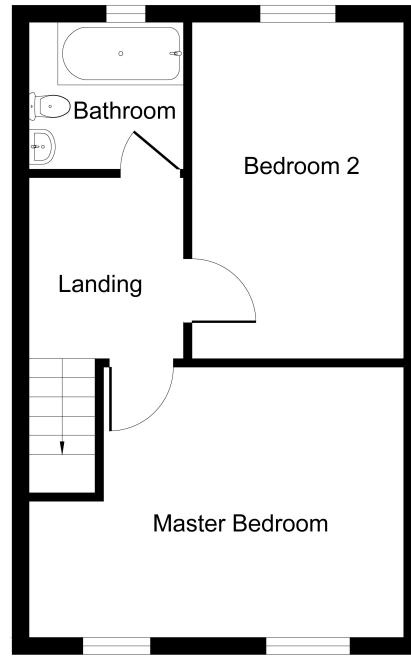




## FLOORPLAN



**Ground Floor**



**First Floor**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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