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### At a glance

- Terrace Cottage
- No Upward Chain
- Village Location
- Two Double Bedrooms
- Two Off-Street Parking Spaces
- Single Garage
- EPC Rating C



Church Street  
Silverstone  
Northamptonshire  
NN12 8XA

**Guide price**  
**£290,000**

## IN DETAIL

A charming 838sq ft. brick under slate two bedroom cottage located in the highly desired village of Silverstone. In brief this home comprises: a kitchen/dining room, sitting room, two double bedrooms and a family bathroom. Offered with no upward chain this property also benefits from two parking spaces and a garage.



### Sitting room

Entered via the front door into the sitting room which includes solid wooden flooring, a feature fireplace with wooden surround, and a glazed window to the side aspect.

### Kitchen/dining room

The kitchen/diner includes both high level and low level units, stainless steel sink with mixer tap, tiled flooring, tiling to splashback areas, spotlighting, space for a dining table, glazed window to the front aspect and integrated appliances such as a low-level oven, hob, extractor fan and under-counter fridge and freezer. There are also spaces for further appliances such as a washing machine.



### First floor landing

Stairs rise from the sitting room to the first floor landing which includes wooden flooring, and doors leading to all first floor accommodation.







#### Bedroom one

Bedroom one includes wooden flooring, built-in wardrobes and a glazed window to the front aspect.

#### Bedroom two

Bedroom two includes wooden flooring, and a glazed window to the front aspect.

#### Bathroom

The bathroom includes a WC, handwash basin, panelled bath, shower cubicle, wooden flooring and a glazed window to the front aspect.

#### Garage

The single garage has an up and over door, power and lighting.

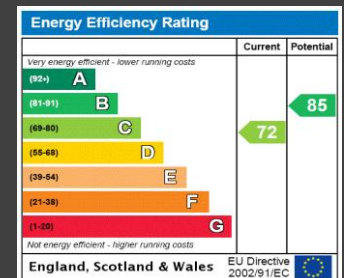
#### Outside

Opposite the cottage is allocated parking in tandem for two vehicles.



#### Additional Info

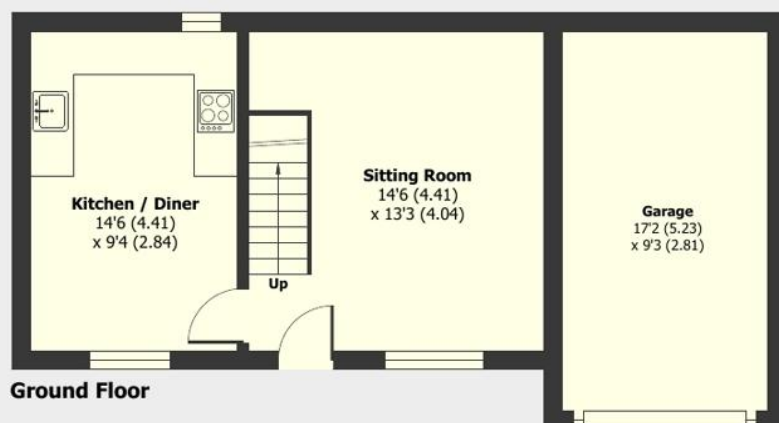
Mains Water, Gas, Electricity  
Local Authority:  
West Northamptonshire  
Council  
Council tax band C



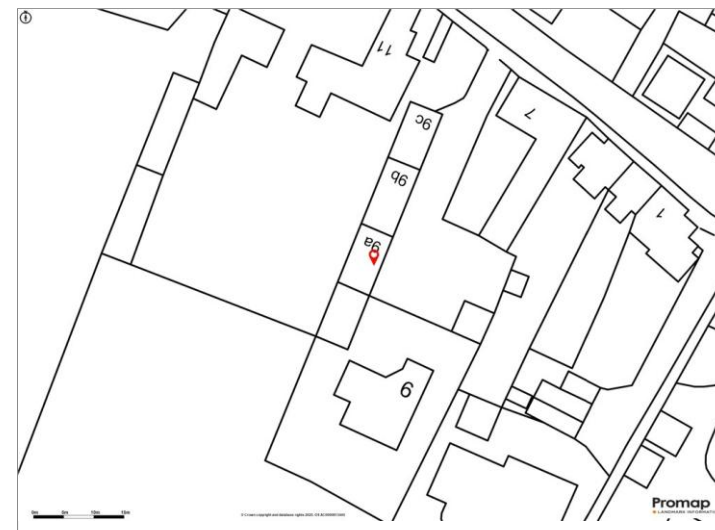
## Church Street, Silverstone, Towcester, NN12

Approximate Area = 838 sq ft / 77.8 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mustard. REF: 1269269



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