High Street, Brackley
Northants NN13 7DR
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- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- 4 Double Bedrooms
- Character Features
- Open Fireplace
- Outbuilding

Guide price £385,000
Freehold

A beautifully finished 4 double bedroom character town house compromising a modern kitchen, lounge, dining room, family shower room, en-suite bathroom, a private garden and outbuilding.

Brackley Town centre - 0.5 miles
Bicester North Station - 11 miles
M40 Jun11 (Banbury) - 9 miles
Milton Keynes City Centre - 23 miles

Viewings by prior appointment through Macintyers 01280 701001
BRACKLEY
An historic market town in the South West corner of Northamptonshire, with an attractive Market Place with dominant Town Hall; fine 18th Century buildings; an Old Town area around the Medieval Church. Modern facilities include a good range of shops and cafes, as well as Primary and Secondary schools. www.brackleynorthants-tc.gov.uk

GROUND FLOOR
Entrance hall has doors opening to the lounge, dining room, kitchen, understairs cupboard and stairs rising to the first floor. The lounge is to the front of the property with an open fireplace and large window. The dining room is to the rear with a door opening to a small hall and window to the garden. The hall has a door leading to the downstairs cloakroom which consists of a wash basin and WC. The kitchen has both modern wall and floor units with space for a washing machine, dishwasher and American style fridge freezer. There is also space for a Range cooker with built in hob.

FIRST FLOOR
First floor landing has doors opening to bedrooms 2 3 and 4, family shower room and stairs to 2nd floor. Bedrooms 3 and 4 are both double size facing to the front. Bedroom 2 is a double size to the rear. The family shower room consists of a corner shower, wash basin and WC.

SECOND FLOOR
The second floor landing has doors opening to the master bedroom, which is of a double size and has a door opening to the en-suite bathroom. The en-suite bathroom consists of a bath, wash basin and WC.

GARDEN
The private garden is mainly laid to lawn and patio with rear access to Halse Road and a out building potting shed.

ANTI MONEY LAUNDERING REGULATIONS
At offer agreed stage Macintyers will need to confirm the buyer's ID and will require full names, dates of birth and address details to complete this process prior to a sales memo being issued.

HIGH SPEED RAIL 2
For details on the proposed route of HS2 through North Bucks and South Northants please visit: www.gov.uk/government/publications/hs2-revised-line-of-route-maps

**Local Authority:**
South Northamptonshire Council 01327 322322

**Council Tax Band:**
This property is currently in band D

Services connected: Mains electricity, gas, water and drainage are connected. Heating is gas fired central heating to radiators and the boiler is located in the potting shed.
IMPORTANT NOTICE:

Macintyers have prepared these particulars in good faith as a general guide and they do not constitute or form any part of an offer or any contract. No person within Macintyers has any authority to make or give representation or warranty on any property. All fixtures and fittings, carpets, curtains/blinds, kitchen equipment and furniture, whether fitted or not, are deemed removable by the seller unless specifically mentioned within these particulars. It must not be inferred that an item shown in a photograph is included in the sale. We have not tested the services, appliances and any fittings and the buyer is advised to undertake their own tests or get verification from their solicitor, prior to committing to the purchase. Sizes, areas, distances and floorplans included in these particulars are not to scale and are meant as a guide only to the general layout. Accordingly they should not be relied on for flooring and furnishings.

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