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Northampton Road, Roade, **NN72PF**

£250,000 - Offers Over Semi-Detached













Department: Sales

Tenure: Freehold



















Property Summary

EXTENDED VILLAGE HOME WITH VIEWS. We are delighted to bring to market this two/three bedroom, semi-detached home situated in the popular village of Roade, offered with no onward chain.

Features & Utilities

- ✓ Open Front Views
- ✓ Popular Village Location
- ✓ Spacious Accommodation
- ✓ Two/Three Bedrooms
- ✓ Double Glazing & Gas Central Heating
- ✓ Re-Fitted Shower Room
- ✓ Detached Garage
- ✓ Attractive Gardens
- ✓ No Onward Chain
- ✓ Highly Recommended







Property Overview

EXTENDED VILLAGE HOME WITH VIEWS. We are delighted to bring to market this two/three bedroom, semi-detached home situated in the popular village of Roade, well served with every day amenities. The property benefits double glazing and gas central heating via combination boiler. The accommodation comprising: Entrance porch into entrance hall, open plan lounge/dining room with doors into a lean-to conservatory enjoying views of the garden, kitchen, inner hallway, bedroom three/second reception and a refitted shower room. On the first floor is two further double bedrooms and outside are front and rear gardens with a separate garage, accessed from a rear service road. This property is offered to the market with NO ONWARD CHAIN. EPC Rating: E. Council Tax Band: C

PORCH

Brick porch with uPVC double glazed windows and doors.

HALL

Radiator. Coat hooks. Original features. Original glazed door and side screen. Door to:

SITTING ROOM/BEDROOM 4.70m x 3.02m (15'5" x 9'10")

Double glazed picture window to front elevation. Radiator. Chimney breast and fireplace.

INNER HALL

Doors to:

KITCHEN 2.42m x 2.57m (7'11" x 8'5")

Obscure double glazed door and window to side elevation. Radiator. Wall and base units with work surfaces over. Single drainer stainless steel sink and drainer. Pantry cupboard. SHOWER ROOMObscure double glazed window to side elevation. Radiator. Refitted walk in shower cubicle and electric shower, wash hand basin in vanity unit and low level WC. Wall mounted electric fan. Extractor.

LOUNGE/DINING ROOM 3.75m x 5.70m (12'3" x 18'8")

Double glazed window to rear elevation. Two radiators. Double doors to conservatory. Open tread staircase rising to first floor landing.







GARDEN ROOM 2.11m x 4.81m (6'11" x 15'9")

uPVC lean to conservatory on low level brick base. Two stores. Vinyl flooring. Power points. French doors to garden.

FIRST FLOOR LANDING

Door to:

BEDROOM ONE 3.07m x 4.75m (10' x 15'7")

Double glazed windows to rear and side elevations. Radiator. Eaves access cupboard.

BEDROOM TWO 2.93m x 5.29m (9'7" x 17'4")

Double glazed dormer window to front elevation with views. Double glazed window to side elevation. Eaves storage cupboard. Radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn and borders. Raised gravelled bed. Hedging at front. Footpath to entrance porch, side door and rear garden.

REAR GARDEN

Paved and lawned with borders and rockery feature with pond. Courtesy door to garage.

GARAGE

Detached brick garage with courtesy door and windows. Accessed via a rear service road.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type - Semi Detached

Age/Era - Ask Agent

Tenure - Freehold







Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band C

EPC Rating - E

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central Heating

Parking - Parking, Garage

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years, No flood defences

Mining Risks - Ask Agent

Restrictions – Ask Agent

Obligations - No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements - Ask Agent

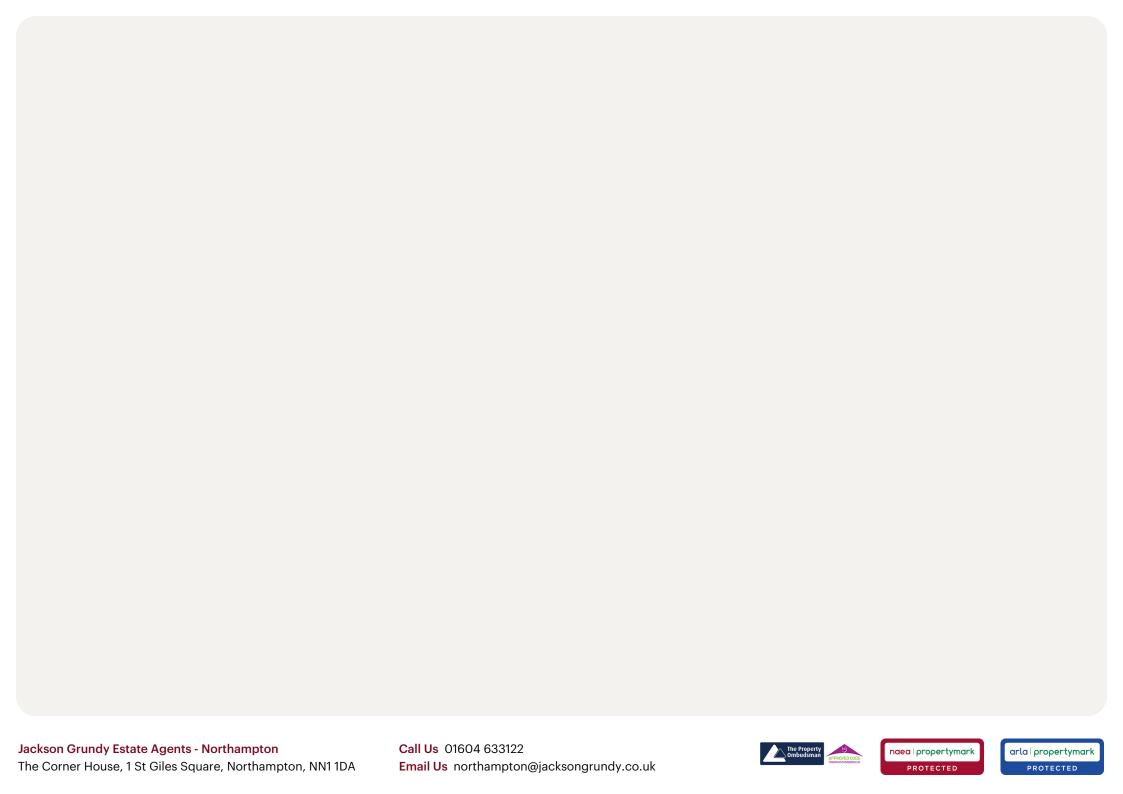
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

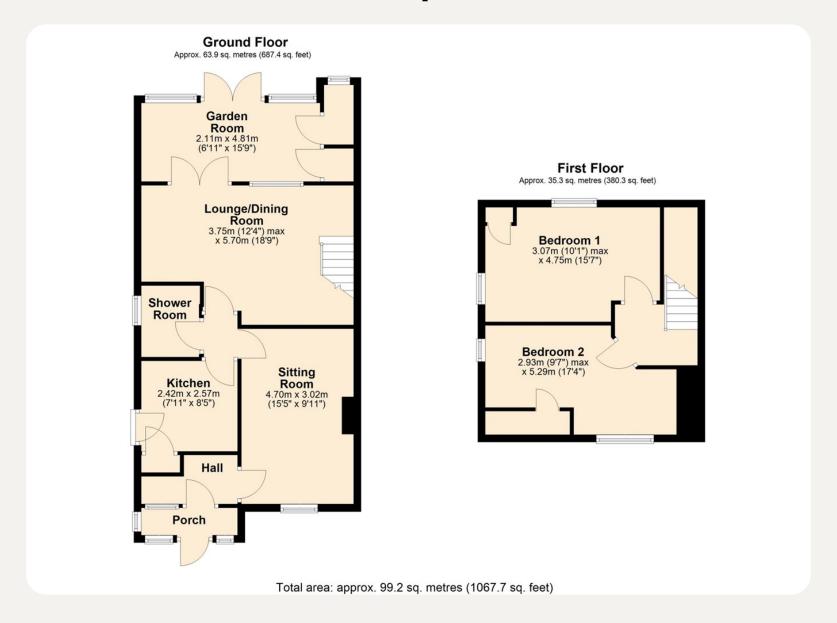








Floorplan











Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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