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Northampton Road, Roade, NN7 2PF

£259,995 Semi-Detached

2 1 2



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over the past year

feefo

Department: Sales

Tenure: Freehold



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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, well served with every day amenities.

Features & Utilities

- ✓ Open Front Views
- ✓ Popular Village Location
- ✓ Spacious Accommodation
- ✓ Two/Three Bedrooms
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Re-Fitted Shower Room
- ✓ Attractive Gardens
- ✓ Detached Garage
- ✓ 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 ROOM Obscure 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

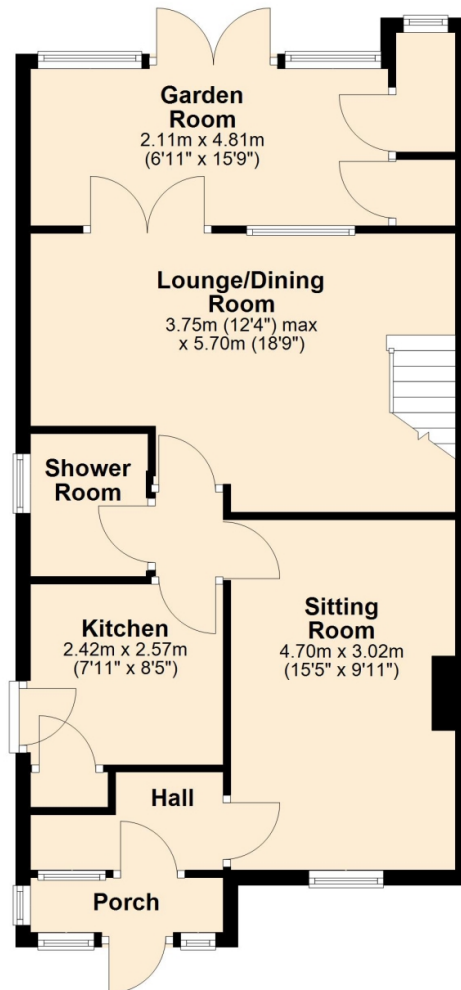
AGENTS NOTES

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

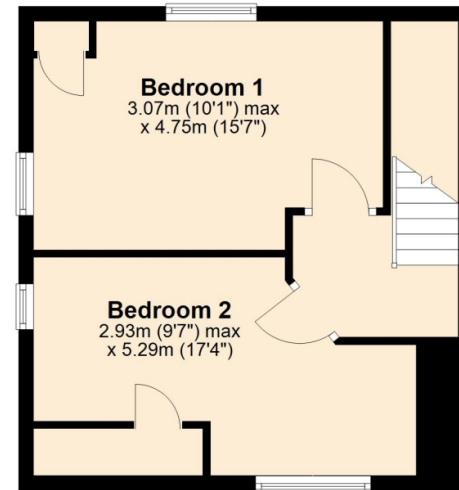
Ground Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 99.2 sq. metres (1067.7 sq. feet)



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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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