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# Northampton Road, Roade, Northampton, NN7 2PF

£259,995 Semi-Detached

2 1 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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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 9'11)

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 (12'4 x 18'9)**

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 (10'1 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.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

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

### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy 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.

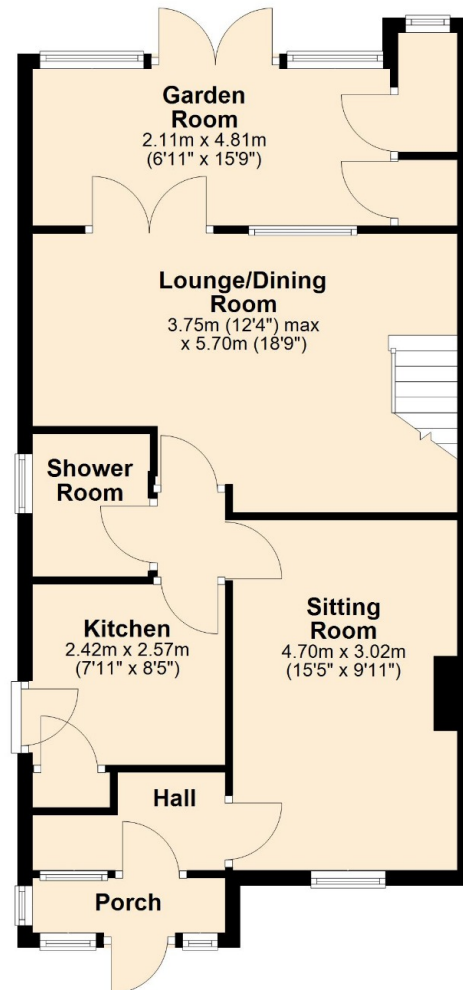




# Floorplan

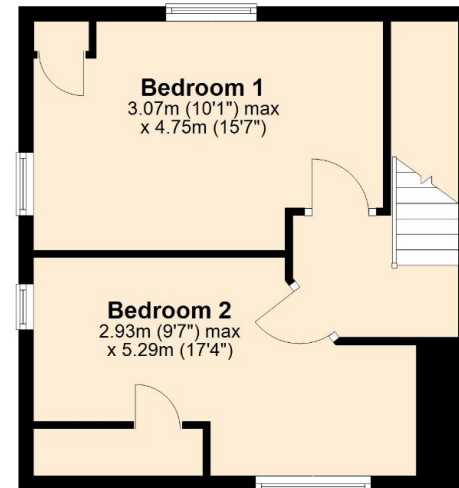
## Ground Floor

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](http://www.jacksongrundy.com)

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