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# Northampton Road, Roade, Northampton, NN7 2PF

£274,000 Semi-Detached

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**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

SEMI-DETACHED VILLAGE HOME. We are delighted to bring to market this three bedroom semi-detached home situated in the popular village of Roade, well served with every day amenities.

## Features & Utilities

- ✓ Popular Village Location
- ✓ Spacious Accommodation
- ✓ Three Bedrooms
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Cloakroom/WC
- ✓ Sectional Garage
- ✓ Highly Recommended

# Property Overview

SEMI-DETACHED VILLAGE HOME. We are delighted to bring to market this 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 (serviced every 12 months). Under floor heating. Working gas fire. The accommodation comprising: entrance hall leading to all principal rooms of 'L shaped' lounge/dining room, kitchen, spacious through hallway with WC, first floor landing accessing three bedrooms and a bathroom, Outside are front and rear gardens with a gated footpath to a separate garage with power point, accessed from a rear service. Outside power to garden and garage. EPC Rating: C. Council Tax Band: C

## HALLWAY

Composite double glazed entrance door. Staircase rising to first floor landing. Ceramic tiled floor with under-floor heating. Thermostat.

## CLOAKROOM/WC

Obscure double glazed window to side elevation. Suite comprising low level WC and pedestal wash hand basin. Ceramic under-floor heating floor.

## LOUNGE/DINING ROOM 6.74m x 3.62m (22'1 x 11'11)

Double glazed picture window to front elevation. Radiator. Chimney breast and fireplace. Wood laminate flooring. Continuation into dining area with French doors to garden and further radiator.

## KITCHEN 2.93m x 8.0m (9'7 x 8'0)

Double glazed door and window to rear elevation. Wall and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap over. Tiling to splash back areas. Built in stainless steel hob, oven and hood. Built in slimline dishwasher. Cupboard housing gas fired boiler. Continuation of under-floor heating.

## FIRST FLOOR LANDING

Access to loft space. Obscure double glazed window to side elevation. Doors to:

## BEDROOM ONE 3.82m x 3.18m (12'6 x 10'5)

Double glazed window to front elevation. Radiator.

### **BEDROOM TWO 3.02m x 3.33m (9'11 x 10'11)**

Double glazed window to rear elevation. Radiator. Built in wardrobes.

### **BEDROOM THREE 2.76m x 2.35m (9'1 x 7'9)**

Double glazed window to front elevation. Radiator. Over-stairs bulkhead cupboard.

### **BATHROOM**

Obscure double glazed window to rear elevation. Ladder style radiator. Suite comprising low level WC, panelled bath with shower over and pedestal wash hand basin.

### **OUTSIDE**

#### **FRONT GARDEN**

Laid to lawn and conifer trees. Footpath to front door.

#### **REAR GARDEN**

Paved patio and slate chipped bed. Footpath to garage and rear gate.

#### **GARAGE**

Detached sectional garage. Up and over door. Power point.

### **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 – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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).

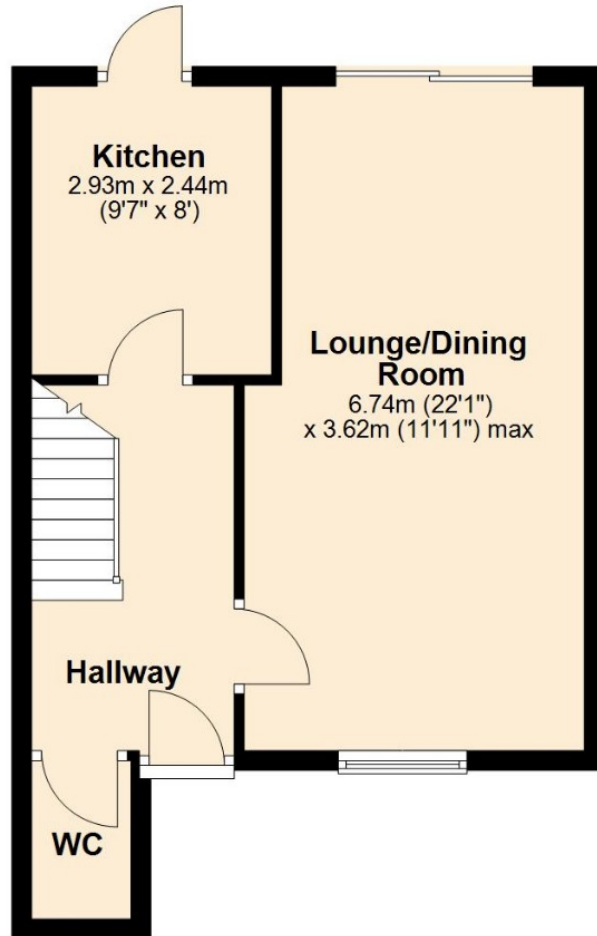
### **AGENTS NOTES**

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

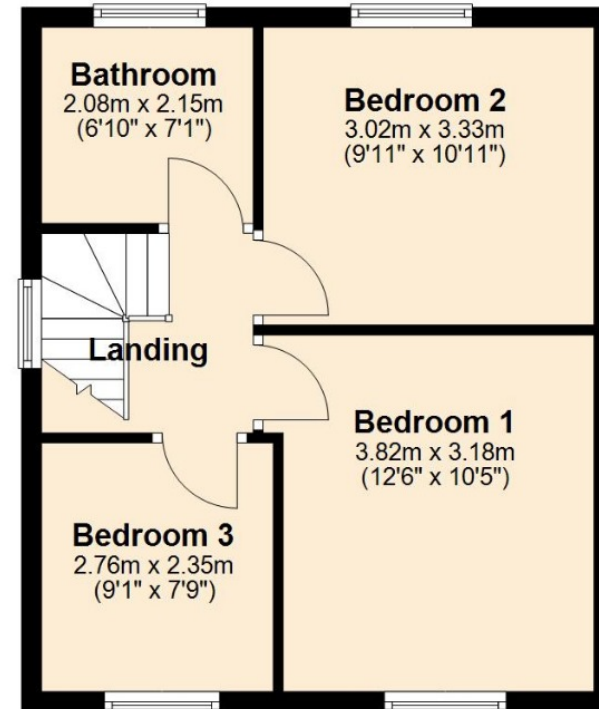
## Ground Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.6 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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