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Pianoforte Road, Roade, NN7 2QN

£1,250 - Monthly 26



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Department: Lettings

Unfurnished



Jackson Grundy Estate Agents - Kingsley
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

Call Us 01604 621561
Email Us lettings@jacksongrundy.co.uk





Property Summary

Available now is this modern semi detached property located in the very popular and quiet village of Roade, Offering quick and easy access to the A45, M1 and A508.

Lettings Information

Available From: 2 September 2025

Let Type: Long Term

Features & Utilities

- ✓ Modern Semi Detached House
- ✓ Lounge/Diner
- ✓ Kitchen
- ✓ Two Bedrooms
- ✓ Enclosed Rear Garden
- ✓ Off Road Parking

Property Overview

Available now is this modern semi detached property located in the very popular and quiet village of Roade, offering quick and easy access to the A45, M1 and A508. The accommodation in brief comprises entrance hall, downstairs WC, modern fitted kitchen and lounge/diner with doors leading to the rear garden. Upstairs are two bedrooms and a family bathroom. Outside is an enclosed rear garden and off road parking to the side. Call now to book your viewing.

MATERIAL INFORMATION

Type – House

Age/Era – Ask Agent

Deposit – £1,442.31

Council Tax – Band B

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

FEE DETAILS

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

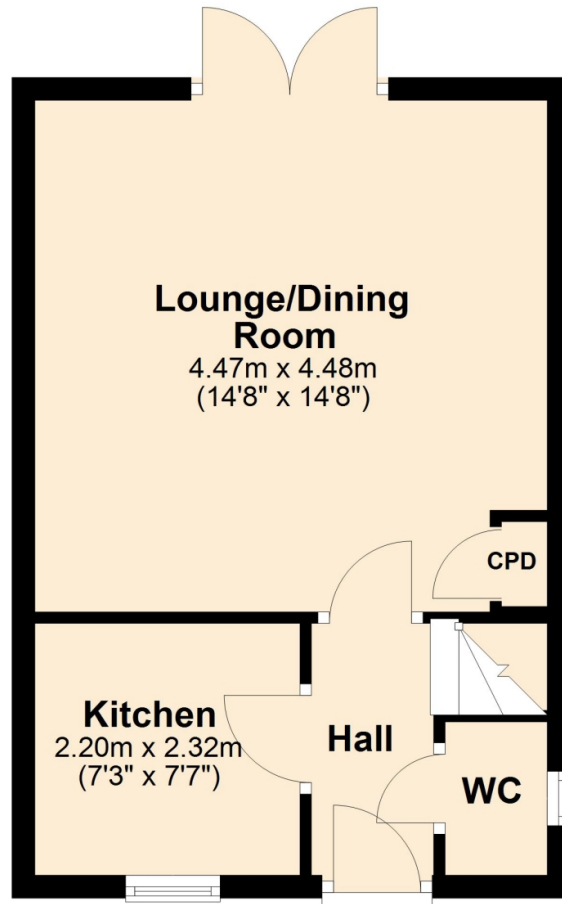
AGENTS NOTES

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

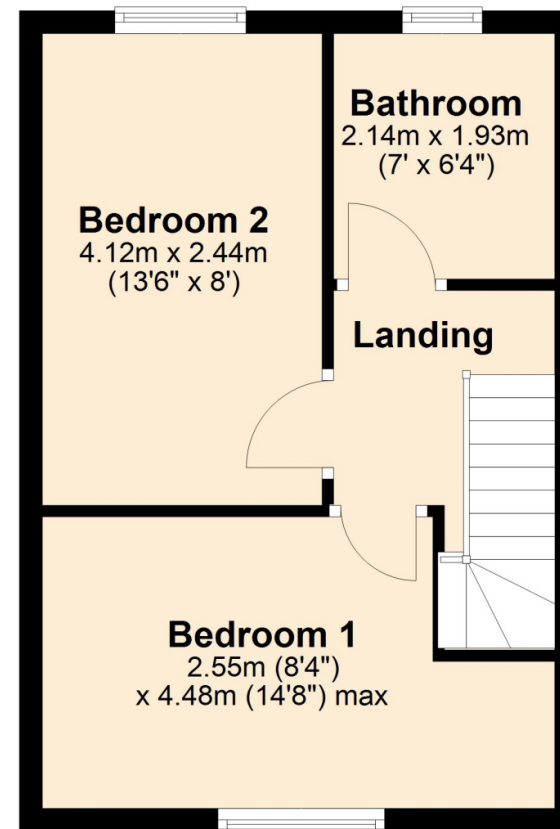
Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.4 sq. feet)



Total area: approx. 60.5 sq. metres (651.5 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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