



www.jacksongrundy.com

Plating Way, Roade, NN72QP

£330,000 Semi-Detached

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

SEMI DETACHED HOUSE ON A NO THROUGH ROAD,
LOCATED ON A MODERN DEVELOPMENT IN THE
DESIRABLE VILLAGE OF ROADE WITH MANY LOCAL
AMENITIES.

Features & Utilities

- ✓ Popular Village Location
- ✓ No Through Road
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Three Bedrooms & Two Bathrooms
- ✓ Driveway & Garage
- ✓ Highly Recommended



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk



Property Overview

Jackson Grundy is pleased to offer to the market this well-presented semi detached home, located on a quiet no through road. The property benefits from gas central heating, uPVC double glazing, and a private driveway leading to a detached garage.

The ground floor features an entrance hall with a downstairs WC and storage cupboard, a contemporary kitchen/diner with French doors to the garden, and a separate lounge.

Upstairs, the part galleried landing leads to three bedrooms, including a master with en-suite, and a family bathroom.

Externally, there is a front garden, a driveway with side gate access to the enclosed rear garden, and a detached brick garage.

This nicely maintained home offers excellent living space in a desirable location, Viewing is highly recommended.

EPC Rating: B. Council Tax Band: C

We have been advised of the following:

Communal Area Contribution: £150 pa to Greenbelt.

This information would need to be verified by your chosen legal representative.

GROUND FLOOR

HALLWAY

WC

LOUNGE

KITCHEN/DINING ROOM

FIRST FLOOR

BEDROOM (EN-SUITE)

BEDROOM

BEDROOM

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

MATERIAL INFORMATION

Type – Semi-Detached

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – 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, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

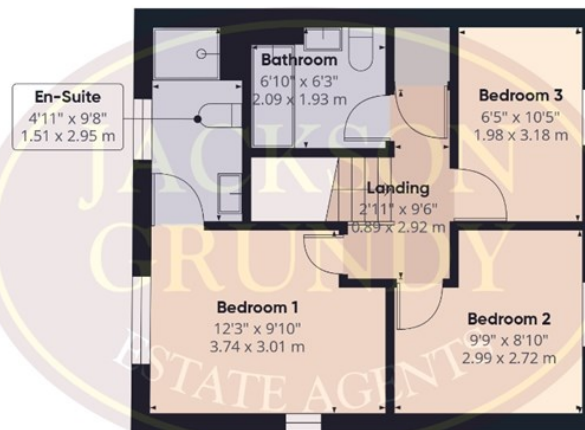
AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾

815 ft²

75.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk

