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# Plating Way, Roade, NN72QP

£330,000 Semi-Detached

3 2 1



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Northampton  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122  
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## Property Summary

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.





# Floorplan



## 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.



## 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)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd

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