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Simplex Way, Roade, NN7 2QR

£285,000 Semi-Detached

3 1 1



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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

A three bedroom semi detached property, situated in the sought after village of Roade.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Off Road Parking For Two Cars
- ✓ Lovely Condition
- ✓ Fitted Kitchen
- ✓ Family Bathroom
- ✓ Village Location



Property Overview

A three bedroom semi detached property, situated in the sought after village of Roade. The property can be found in excellent condition throughout and benefits from double glazing, gas radiator heating and neutral decor scheme. The accommodation comprises entrance hall, WC, kitchen, lounge/dining room, three bedrooms and a family bathroom. Externally are front and rear gardens and off road parking for two cars. Viewing is advised. EPC Rating: TBC. Council Tax Band: C

ENTRANCE HALL

Double glazed composite entrance door. Radiator. Luxury vinyl flooring.

CLOAKROOM/WC

Low level WC and pedestal wash hand basin. Luxury vinyl flooring. Radiator.

KITCHEN 3.02m x 2.37m (9'11 x 7'9)

Double glazed window to front elevation. Wall and base units. Cupboard housing gas fired boiler. Work surfaces. Gas hob, electric oven and hood. Built in dishwasher. Single drainer one and a half bowl sink unit. Space for upright fridge/freezer.

LOUNGE/DINING ROOM 4.41m x 4.46m (14'6 x 14'8)

Double glazed French doors to garden. Two radiators. Luxury vinyl flooring. Understairs cupboard.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 2.53m x 4.46m (8'4 x 14'8)

Double glazed window to front elevation. Radiator. Wardrobe recess.

BEDROOM TWO 2.72m x 2.36m (8'11 x 7'9)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.70m x 1.99m (8'10 x 6'6)

Double glazed window to rear elevation. Radiator.

BATHROOM 2.04m x 2.13m (6'8 x 7'0)

Obscure double glazed window to side elevation. Radiator. Suite comprising panelled bath with shower, pedestal wash hand basin and low level WC. Tiled splash backs. Extractor fan.

OUTSIDE

FRONT GARDEN

Open plan. Laid to decorative gravel. Footpath to front door. Water tap. Driveway extending to side of house. Side gate to garden.

REAR GARDEN

Paved patio and lawned beyond. Enclosed by wooden panelled fencing and side gate.

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 Radiators

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

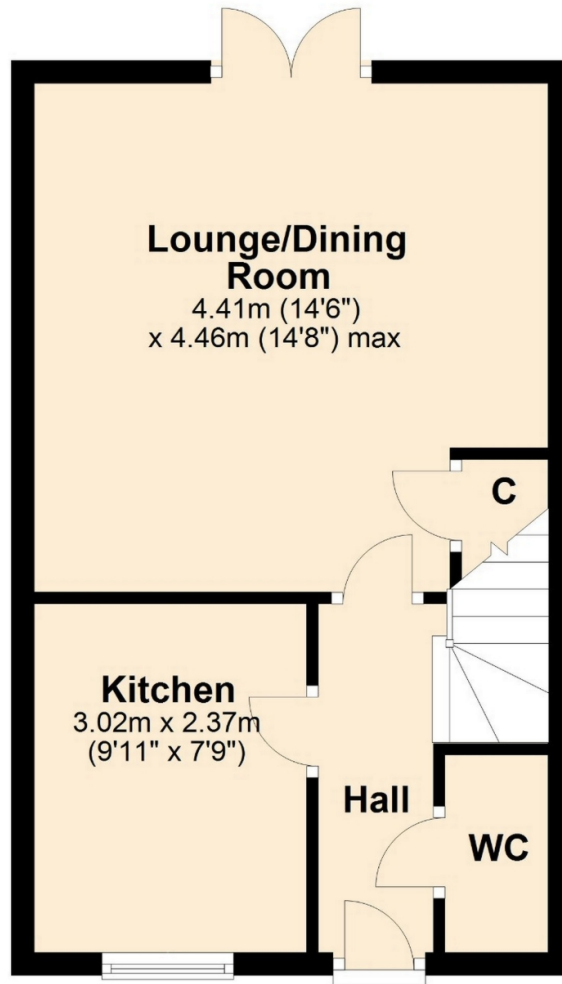
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AGENTS NOTES

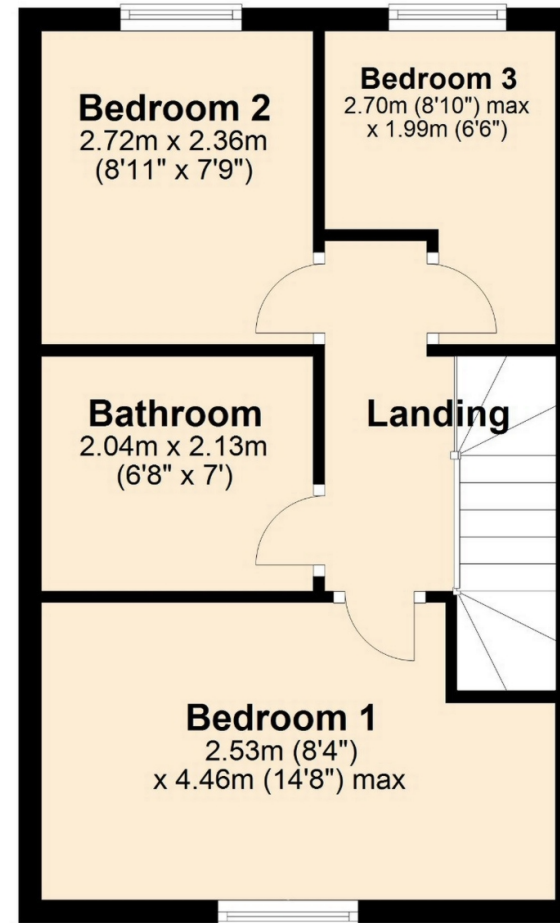
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



First Floor





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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