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# Tithe Way, Roade, NN7 2PJ

£257,000 Bungalow

4 1 2



**Platinum Trusted  
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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

We are pleased to be the sole selling agents for this nicely kept, three/four bedroom, semi detached dormer style home situated in the popular village of Roade, well served with everyday amenities.

## Features & Utilities

- ✓ Pleasant Front Aspect
- ✓ Popular Village Location
- ✓ Three/Four Bedrooms
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Refitted Shower Room
- ✓ Attractive Gardens
- ✓ Rear Access Road & Parking
- ✓ High Recommended

# Property Overview

DELIGHTFUL DORMER PROPERTY. We are pleased to be the sole selling agents for this nicely kept, three/four bedroom, semi detached dormer style home situated in the popular village of Roade, well served with everyday amenities. The property is nicely positioned fronting a walkway with further benefits to include double glazing and gas central heating via combination boiler. The accommodation comprises entrance porch into entrance hall, lounge with double doors to separate dining room, inner hall serving kitchen, bedroom four/reception three and a refitted shower room. On the first floor is three further bedrooms and outside are front and rear gardens with off road parking, accessed from a rear service road. This property is offered to the market with NO ONWARD CHAIN. EPC Rating D. Council Tax Band: C.

## ENTRANCE

uPVC entrance door from open front porch. Door to:

## LOUNGE 4.67m x 3.02m (15'4" x 9'11")

Double glazed picture window to front elevation. Radiator. Chimney breast and feature fireplace. Multipaned glazed doors to dining room.

## DINING ROOM 3.77m x 2.88m (12'4" x 9'5")

Double glazed window to rear elevation. Radiator. Open tread stairs to first floor.

## INNER HALL

Doors to:

## KITCHEN 3.99m x 2.57m (13'1" x 8'5")

Double glazed door and window to side elevation. High level double glazed window to front elevation. Radiator. Wall mounted and base level units. Stainless steel sink with mixer tap and tiled splashbacks.

## SHOWER ROOM 1.96m x 1.68m (6'5" x 5'6")

Obscure double glazed window to side elevation. Tiled shower cubicle. Wash hand basin in vanity unit. Low level WC. Tiled to dado height. Wall mounted electric fan. Chrome ladder style radiator.

#### **BEDROOM FOUR 2.58m x 2.75m (8'5" x 9')**

Double glazed window to rear elevation. Cupboard housing gas fired combination boiler. Radiator.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM ONE 3.41m x 2.68m (11'2" x 8'9")**

Double glazed dormer window to rear elevation. Radiator. Wardrobe recess.

#### **BEDROOM TWO 4.20m x 2.31m (13'9" x 7'7")**

Double glazed dormer window to front elevation. Eaves storage access. Wall mounted electric heater.

#### **BEDROOM THREE 2.24m x 2.93m (7'4" x 9'7")**

Double glazed window to front elevation. Wall mounted electric heater.

#### **OUTSIDE**

##### **FRONT GARDEN**

Open plan rose bushes. Laid to lawn. Shrubbery filled borders.

##### **REAR GARDEN**

Small lawn and flower beds. Block paved patio area. Rear vehicular service road with gates opening onto concrete hard standing for one vehicle. Enclosed by timber fencing. Side gate to front garden and water tap.

#### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### **MATERIAL INFORMATION**

Type – Bungalow

Age/Era – Ask Agent



Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band C  
EPC Rating – D  
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 – Driveway  
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, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

### **AGENTS NOTES**

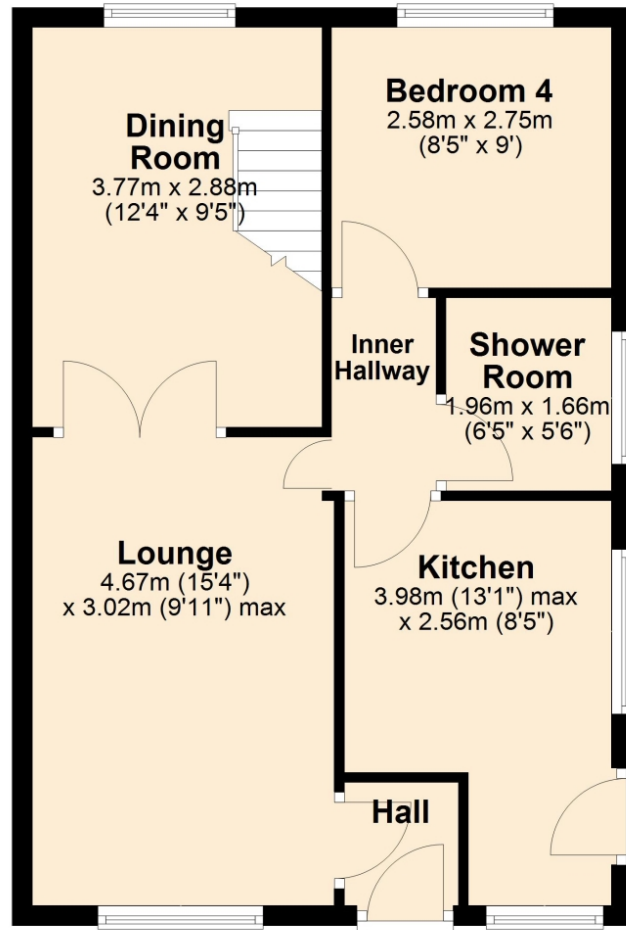
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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

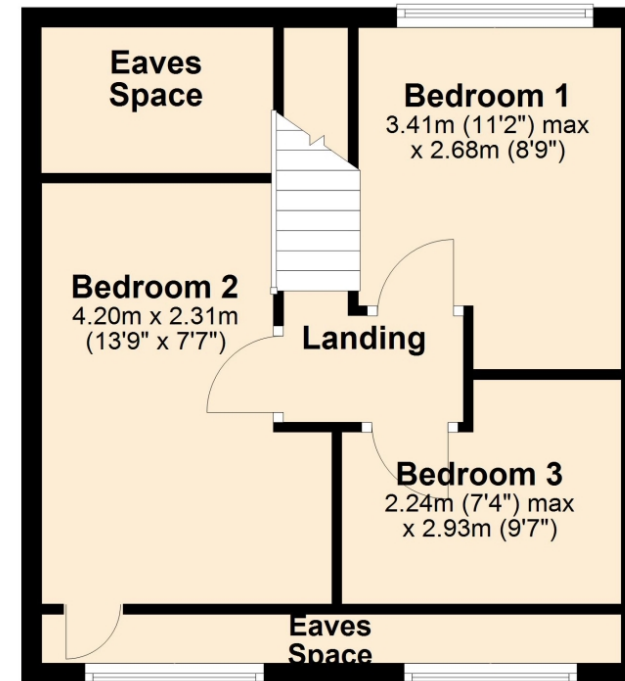
## Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



## First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



Total area: approx. 87.4 sq. metres (940.4 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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