

**38 Simplex Way
Roade
NORTHAMPTON
NN7 2QR**

Asking Price £269,995



- SEMI DETACHED
- LARGE DRIVEWAY WITH OFF ROAD PARKING
- GAS RADIATOR HEATING
- CLOAKROOM
- NO CHAIN

- THREE BEDROOMS
- VILLAGE LOCATION
- UPVC DOUBLE GLAZED
- LOUNGE DINING ROOM
- ENERGY EFFICIENCY RATING: B

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom semi detached property situated in the sought after south Northants village of Roade. The accommodation comprises entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms and bathroom. The property also benefits gas radiator central heating, uPVC double glazing, driveway with off road parking, gardens to front and rear. No Chain.

Ground Floor

Entrance Hall

Tiled flooring, stairs leading to first floor landing, radiator, doors to;

Cloakroom

Suite comprising low level W/C, hand wash basin, wooden flooring, radiator, window to front.

Lounge/Dining Room

14'8" x 14'7" (4.49 x 4.45)

Under stairs storage cupboard, radiator, wooden flooring, UPVC double glazed French doors to rear.

Kitchen

10'1" x 7'10" (3.09 x 2.40)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in washing machine and dishwasher, fitted hob with extractor fan above, electric oven, tiled flooring, plumbing for washing, UPVC double glazed window to front.

First Floor

Landing

Access to loft, wooden flooring, Doors to;

Bedroom One

14'8" x 8'5" (4.49 x 2.57)

Wooden flooring, radiator, UPVC double glazed window to front.

Bedroom Two

7'10" x 10'7" (2.39 x 3.27)

Radiator, wooden flooring, UPVC double glazed window to rear.

Bedroom Three

8'11" x 6'7" (2.73 x 2.01)

Radiator, wooden flooring, UPVC double glazed window to rear.

Bathroom

Suite comprising bath with shower above, pedestal hand wash basin, low level W/C, tiled flooring, tiled splash areas, towel rail, UPVC double glazed window to side.

Externally

Front Garden

Paved pathway leading to front door, tarmac driveway to side of property with off road parking for two cars.

Rear Garden

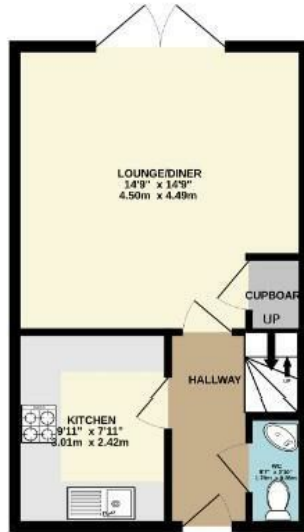
Paved patio area, soiled area ready to seed, side gated access.

Agents Notes

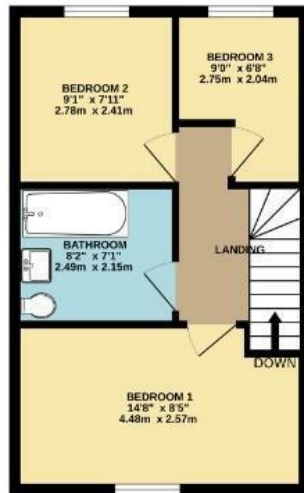
West Northamptonshire Council Tax Band:



GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.

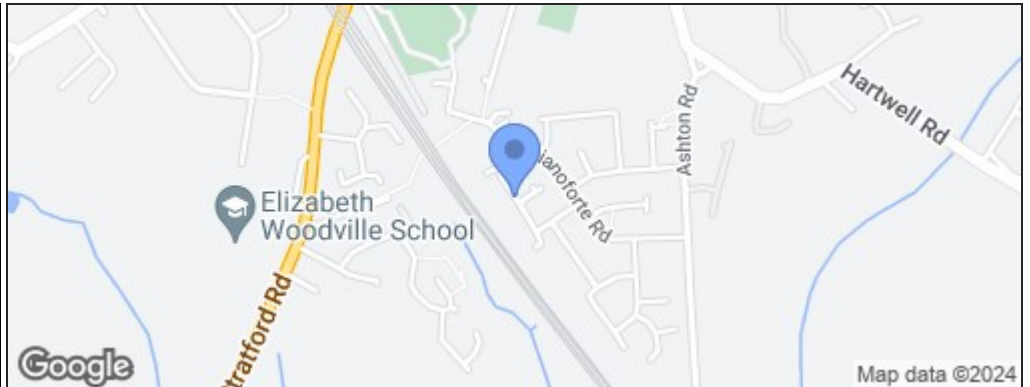


TOTAL FLOOR AREA : 715 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.