

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

£252,000



- SEMI DETACHED
- VILLAGE LOCATION
- OFF ROAD PARKING
- GAS RADIATOR CENTRAL HEATING

- TWO DOUBLE BEDROOMS
- CLOAKROOM
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: B

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern two bedroom semi detached property situated in the sought after south Northants village of Roade. The accommodation comprises entrance hall, cloakroom, lounge/dining room, kitchen, two double bedrooms and bathroom. The property also benefits UPVC double glazing, gas radiator heating, front and rear gardens and driveway with off road parking for 2 cars.

Ground Floor

Entrance Hall

Radiator, stairs rising to first floor, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, vinyl flooring.

Lounge/Dining Room

14'6" x 13'0" (4.44 x 3.98)

Radiator, TV point, understairs storage cupboard, UPVC double glazed French doors to rear.

Kitchen

9'11" x 6'3" (3.03 x 1.93)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine, UPVC double glazed window to front.

First Floor

Landing

Access to loft, UPVC double glazed window to side, doors to:

Bedroom One

13'2" x 8'11" (4.02 x 2.74)

Radiator, fitted 'Sharpe' wardrobes, UPVC double glazed window to rear.

Bedroom Two

13'2" x 8'5" (4.02 x 2.57)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash backs, radiator, extractor fan.

Externally

Front Garden

Mainly laid with stone and pave pathway to front door, tarmac driveway to side with off road parking for two cars.

Rear Garden

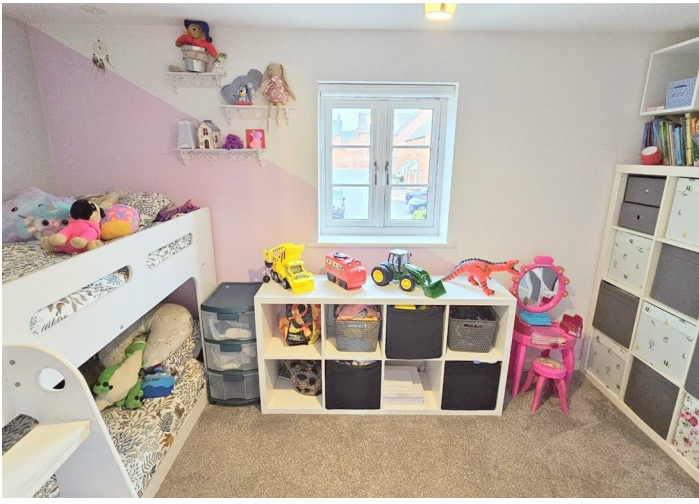
Paved patio area, lawn, shed, gated side access.

Agents Notes

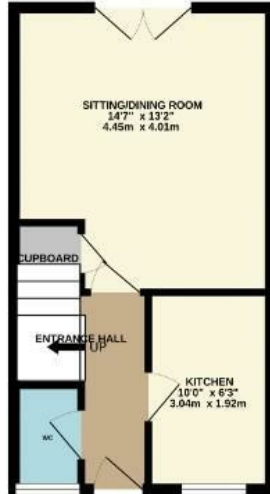
Local Authority: South Northamptonshire

Council Tax Band: B





GROUND FLOOR
323 sq. ft. (30.0 sq.m.) approx.



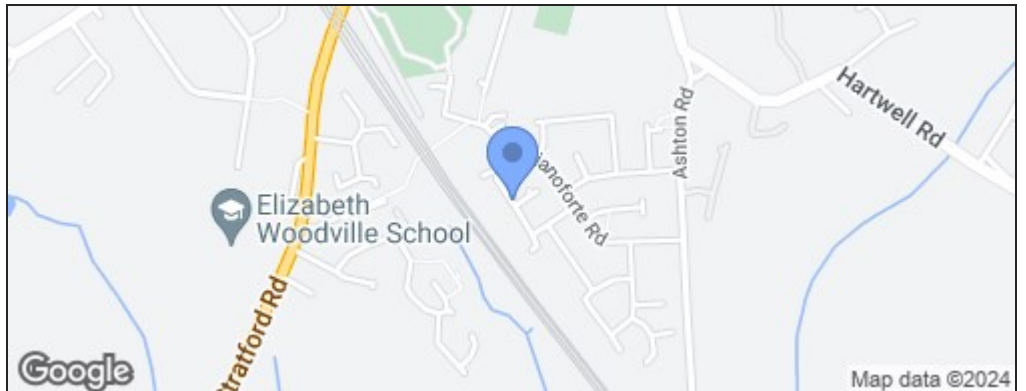
1ST FLOOR
323 sq. ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq. ft. (60.1 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		83	
(81-91) B			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.