32 Tithe Way
Roade
NORTHAMPTON
NN7 2PJ

£249,995

HORTS

- **SEMI DETACHED**
- **TWO BEDROOMS**
- **CORNER PLOT**
- **VILLAGE LOCATION**
- **GENEROUS GARDENS**

- **DORMA STYLE BUNGALOW**
- **TWO BATHROOMS**
- **NO CHAIN**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: TBC**

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Nestled in the charming village of Roade, Northampton, this delightful semi-detached bungalow on Tithe Way offers a perfect blend of comfort and convenience. The property boasts two well-proportioned bedrooms and two bathrooms, making it an ideal choice for small families, couples, or those seeking single-level living.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

Set on a generous corner plot, this bungalow benefits from ample outdoor space, allowing for potential gardening or simply enjoying the fresh air. The property also includes parking for two vehicles, ensuring convenience for residents and visitors alike.

One of the standout features of this home is that it is offered with no onward chain, making the buying process smoother and more straightforward. The village location adds to the appeal, providing a sense of community while still being within easy reach of local amenities and transport links.

This bungalow presents a wonderful opportunity for those looking to settle in a peaceful environment without compromising on accessibility. Whether you are a first-time buyer or seeking to downsize, this property is sure to meet your needs and expectations. Don't miss the chance to make this charming bungalow your new home.

Ground Floor

Entrance Porch
Radiator, UPVC double glazed window to front, UPVC door to front.

Kitchen
13'1" x 8'5" (4.01 x 2.57)
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, cooker point, plumbing for washing machine, radiator, UPVC double glazed window to side, UPVC double glazed door to side, door to:

Inner Hall
Doors to:

Bedroom Two
9'1" x 8'5" (2.77 x 2.59)
Radiator, laminate flooring, UPVC double glazed window to rear.

Lounge/Dining Room
28'6" x 9'6" (8.71 x 2.91)
Radiators, feature fireplace, stairs leading to first floor, UPVC double glazed window to front, UPVC double glazed French doors out to rear.

Bathroom
Suite comprising bath unit, wash hand basin, low level W/C, tiled splash areas, radiator, UPVC double glazed window to side.

First Floor

Landing
Doors to:

Bedroom One
13'9" x 11'0" (4.20 x 3.36)
Built in wardrobes, radiator, two eves storage cupboards, two double glazed velux windows to front, doors to:

Shower Room
Suite comprising tiled shower cubicle with shower unit above, wash hand basin, low level W/C, tiled splash areas, UPVC double glazed window to side.

Externally

Front Garden
Mainly laid to lawn paved pathway leading to front door, flower and shrub borders.

Side Garden
Large area laid to lawn, privet hedge, flower and shrub borders.

Rear Garden
Wooden decked area, gravel area, block paved area, timber shed, brick built shed, concrete driveway with off road parking.
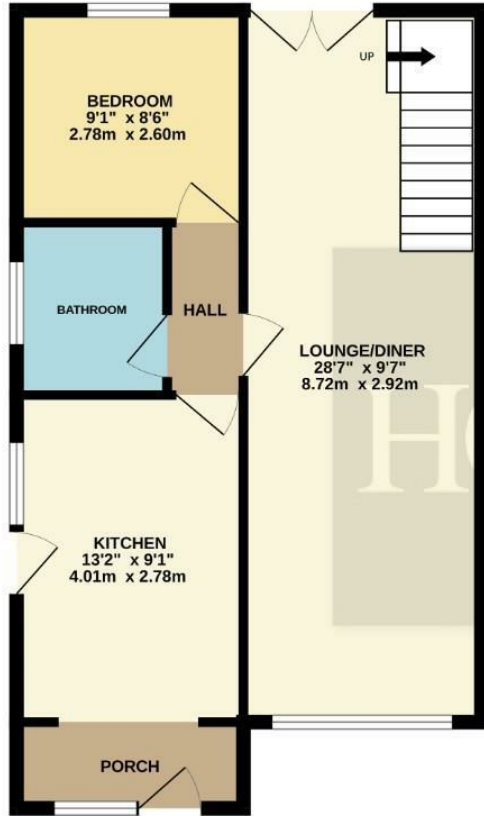
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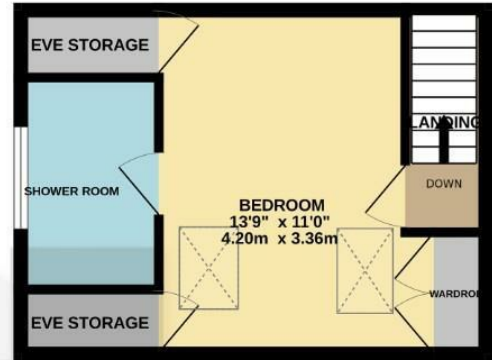Local Authority: South Northamptonshire
Council Tax Band: B
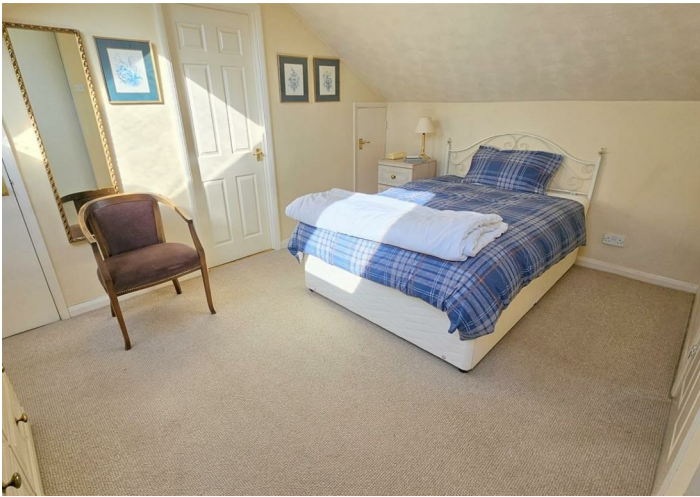
GROUND FLOOR
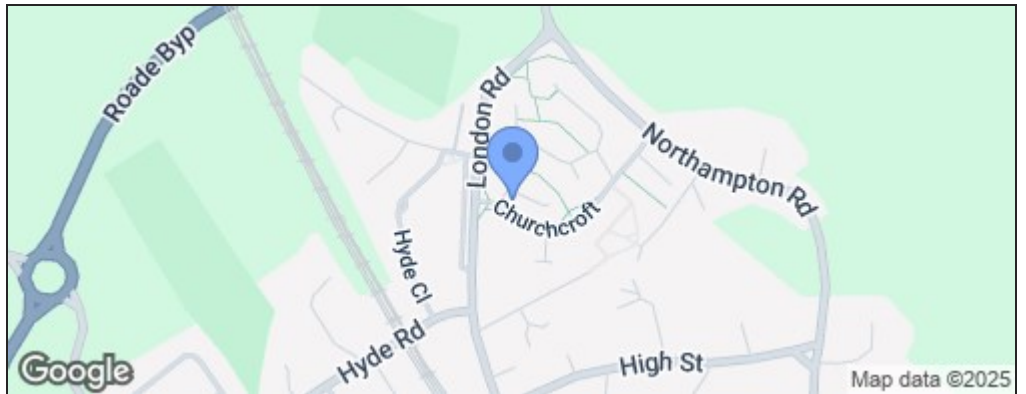566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.

BEDROOM
9'1" x 8'6"
2.78m x 2.60m

UP

BATHROOM

HALL

LOUNGE/DINER
28'7" x 9'7"
8.72m x 2.92m

KITCHEN
13'2" x 9'1"
4.01m x 2.78m

PORCH

EVE STORAGE

SHOWER ROOM

EVE STORAGE

LANDING

DOWN

BEDROOM
13'9" x 11'0"
4.20m x 3.36m

WARDROBE

TOTAL FLOOR AREA : 824 sq.ft. (76.6 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		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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