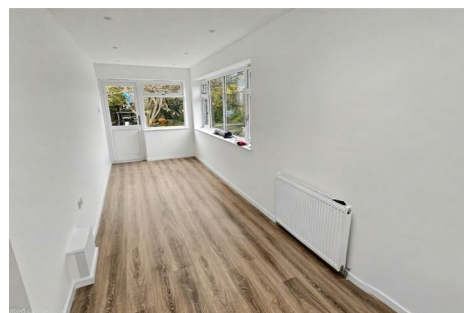


**2 Priory Crescent  
Roade  
NORTHAMPTON  
NN7 2NF**

**£325,000**



- **BUNGALOW**
- **TWO BEDROOMS**
- **EXTENDED**
- **SINGLE GARAGE**
- **NO CHAIN**

- **DETACHED**
- **VILLAGE LOCATION**
- **CORNER PLOT**
- **KITCHEN/DINING ROOM**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern two bedroom detached bungalow situated in the sought after south Northants village of Roade. The accommodation comprises lounge, kitchen/dining room, reception room, two bedrooms and bathroom. The property also benefits gas radiator heating, uPVC double glazing, single garage and gardens to front, side and rear. No Chain.

## **Ground Floor**

### **Reception Room**

22'7" x 7'0" (6.90 x 2.15)

Radiator, laminate flooring, uPVC double glazed windows to front, side and rear, uPVC double glazed doors to front and rear.

### **Lounge**

16'2" x 10'2" (4.95 x 3.11)

Laminate flooring, radiator, uPVC double glazed window to front and side, door to:

### **Inner Hall**

Tiled flooring, door to:

### **Kitchen/Dining Room**

15'8" x 9'4" (4.79 x 2.86)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine, radiator, uPVC double glazed windows to front and side, uPVC door to side.

### **Bedroom One**

13'2" x 10'2" (4.03 x 3.10)

Radiator, uPVC double glazed window to rear.

### **Bedroom Two**

9'6" x 8'7" (2.90 x 2.64 )

Radiator, uPVC double glazed window to rear.

### **Bathroom**

Suite comprising P-shape bath unit with shower unit above, hand wash basin, low level w.c, tiled splash areas, heated towel rail, uPVC double glazed window to side.

## **Externally**

### **Front Garden**

Lawn, flower and shrub borders, mature plants, dwarf wall and gated access to pathway.

### **Single Garage**

Located to the rear of the garden with up and over doors.

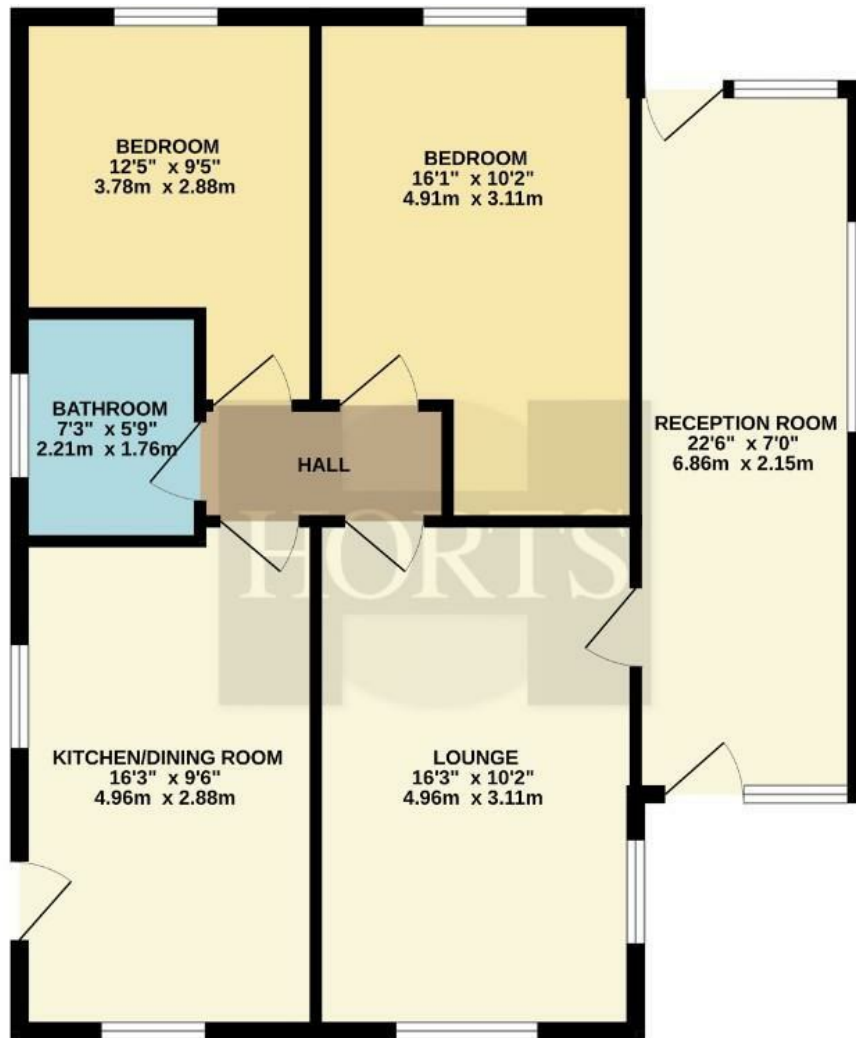
### **Rear and Side Gardens**

Paved patio area, lawn, mature plants and tress, flower and shrub borders.

## **Agents Notes**

West Northampton Council Tax Band: TBC

GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.

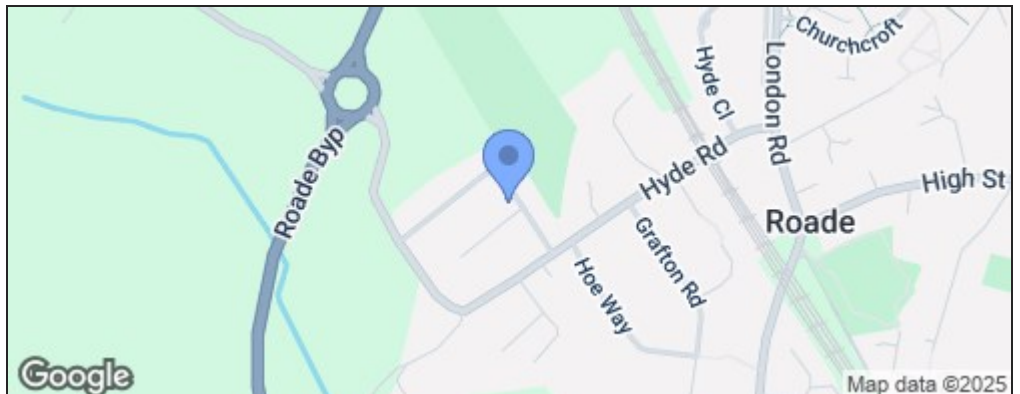


TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.