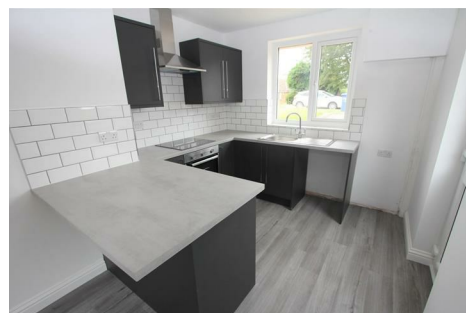
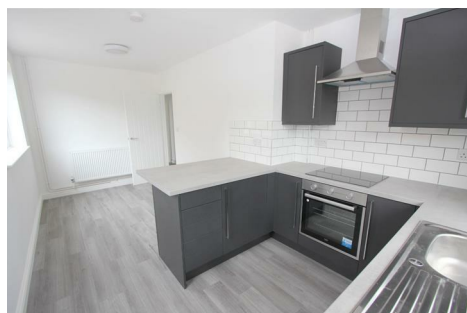


**14 Blisworth Road
Roade
NORTHAMPTON
NN7 2ND**

Asking Price £275,000



- **BUNGALOW**
- **SHOWER ROOM**
- **UPVC DOUBLE GLAZING**
- **GARDENS TO FRONT AND REAR**
- **ENERGY EFFICIENCY RATING: D**

- **TWO BEDROOMS**
- **REFITTED KITCHEN/DINING ROOM**
- **GAS RADIATOR CENTRAL HEATING**
- **OFF ROAD PARKING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom semi detached bungalow situated in the sought after south Northamptonshire village of Roade. The property has undergone full refurbishment about a year ago. The accommodation comprises entrance porch, lounge, new refitted kitchen/dining room, two bedrooms and refitted shower room. The property also benefits UPVC double glazing, gas radiator central heating, gardens to front and rear and large driveway for off road parking. No Chain.

Ground Floor

Entrance Porch

UPVC double glazed windows to front.

Lounge

10'5" x 14'11" (3.19 x 4.55)

TV point, radiator, vinyl flooring, UPVC double glazed window to front.

Kitchen/Dining Room

18'2" x 9'3" max (5.54 x 2.82 max)

Refitted 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 electric hop with extractor fan above, fitted electric oven, plumbing for washing machine, vinyl flooring, radiator, UPVC double glazed windows to front and side, UPVC door to side.

Inner Hall

Vinyl flooring, access to loft, doors to;

Bedroom One

15'8" x 8'11" (4.78 x 2.73)

Radiator, UPVC double glazed window to rear.

Bedroom Two

10'9" x 6'5" (3.29 x 1.98)

Radiator, UPVC double glazed window to side.

Shower Room

Comprising large walk in shower cubicle with shower above, hand wash basin with vanity unit beneath, low level W/C, vinyl flooring, wall radiator, tiled splash areas, UPVC double glazed window to side.

Externally

Front Garden

Mainly laid to lawn, concrete driveway for off road parking for several cars leading down the side of the property to the rear garden.

Rear Garden

Currently being landscaped, timber fencing, access to side.

Agents Notes

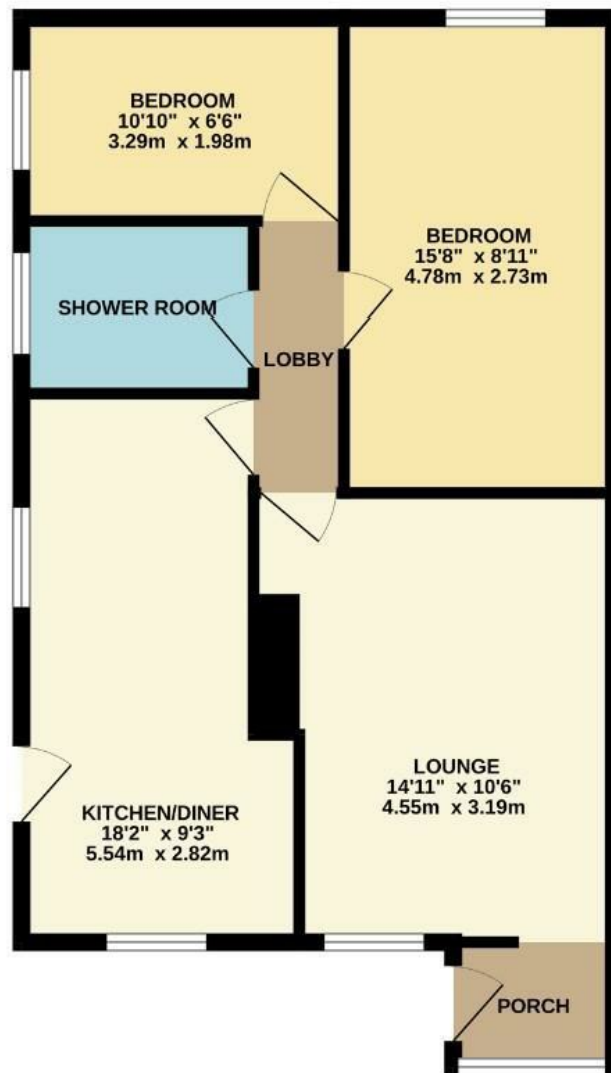
Local Authority: South Northamptonshire

Council Tax Band: C






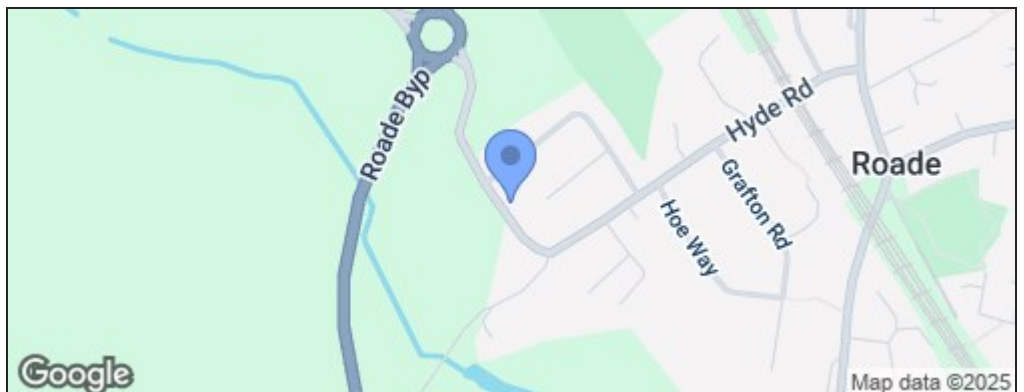
GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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	61	87
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.