



**Setters Way**  
Roade, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





## Setters Way

Road

NN7 2QQ

PRICE £289,950

A three bedroom semi-detached family home situated within the popular village of Roade. Offered for sale with no onward chain, the property is situated in a cul-de-sac and provides good road links to neighbouring villages as well as Junction 15 for the M1 and A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting/dining room, kitchen with integrated appliances, three first floor bedrooms and a family bathroom. Outside is a front garden, enclosed rear garden and off road parking for two cars. Further benefits include uPVC double glazing and gas radiator heating. (A/712/S)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

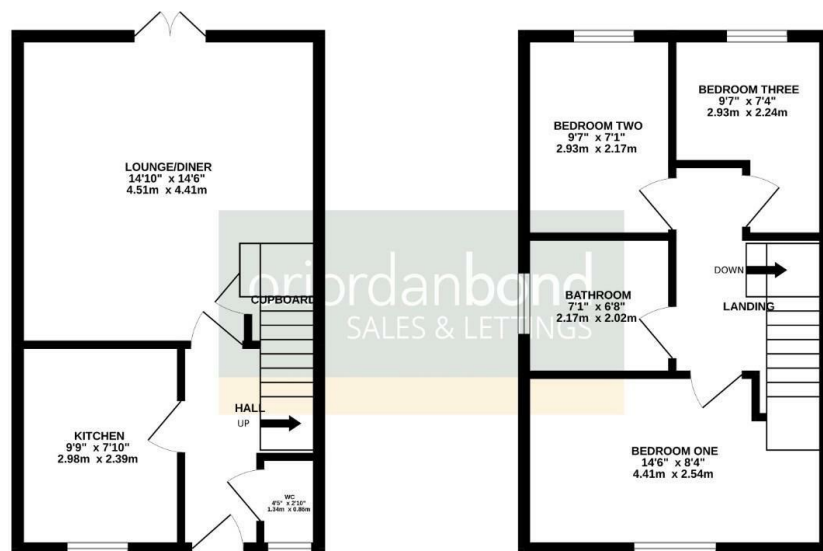
O'Riordan Bond Grange Park Sales  
01604 432007

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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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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