



**64 Northampton Road, Road, Northampton, NN7 2PF**  
**£275,000 Freehold**

Jackson Grundy is thrilled to present this rarely available bungalow in Road. This charming property features two bedrooms, a shower room, a lounge, and a recently refurbished kitchen. The residence comes with an expansive back garden, providing an excellent prospect for expansion (subject to planning permission). Additionally, convenient parking is accessible through a rear access road. Don't miss the chance to explore the exciting potential this property holds. Call on 01604 862 442 to arrange a viewing. EPC Rating: C. Council Tax Band: B

**Village Location | Two Bedrooms | Scope For Improvement/Development | Refitted Kitchen | Large Rear Garden | Parking To The Rear**

**modern marketing · traditional values**

## ENTRANCE PORCH

Door to:

## HALL

Radiator. Access to loft. Doors to:

## LOUNGE 4.42m x 3.10m (14'6 x 10'2)

uPVC double glazed bay window to front elevation.  
Radiator. Feature fireplace.

## KITCHEN 2.03m x 2.49m (6'8 x 8'2)

uPVC double glazed window to rear elevation and door to side elevation. Fitted with a range of wall and base units with work surfaces. Fitted electric hob, electric oven and extractor. Tiling to splash back areas. Plumbing for washing machine.  
Radiator.

## SHOWER ROOM

uPVC double glazed window to rear elevation.  
Suite comprising large double shower cubicle with shower unit, wash hand basin and low level WC.  
Tiling to splash back areas. Heated towel rail.

## LEAN TO 2.57m x 1.93m (8'5 x 6'4)

uPVC construction.

## BEDROOM ONE 3.91m x 2.90m (12'10 x 9'6)

uPVC double glazed window to rear elevation.  
Radiator. Built in cupboard.

## BEDROOM TWO 2.79m x 2.34m (9'2 x 7'8)

uPVC double glazed window to front elevation.  
Radiator.

## OUTSIDE

## FRONT GARDEN

Laid to lawn. Flower and shrub borders.

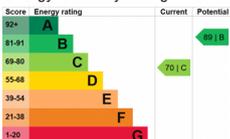
## REAR GARDEN

Concrete patio area. Lawn. Flower and shrub borders. Parking to the rear of the garden via service road. Two outbuildings.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

Energy Efficiency Rating

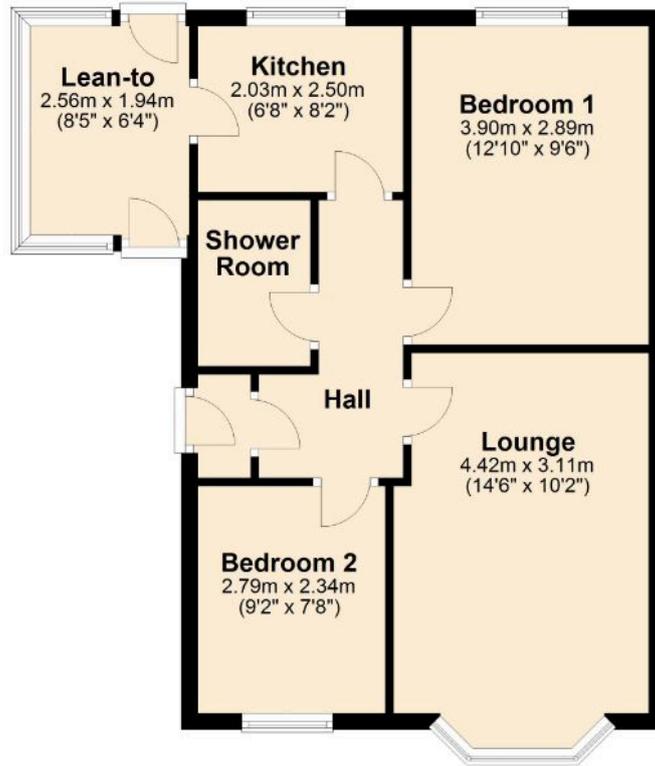


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

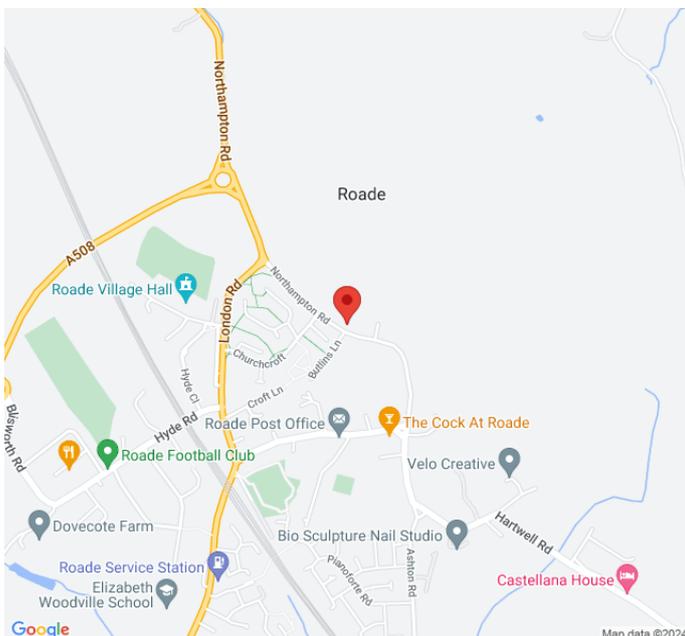
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### Ground Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



Total area: approx. 51.7 sq. metres (556.9 sq. feet)



### LOCAL AREA INFORMATION

ROADE BYPASS NOW COMPLETE. Accessed via the A508 which links Northampton and Milton Keynes, Roade village is just 2 miles south of M1 J15. Much of the village's history can be attributed to the advent of the railway in the 19th Century, which saw local men and boys help to construct a cutting, line and station in the village. Completed in 1838 the station was unfortunately closed in 1964 though the West Coast Main Line continues to operate through the cutting. Today, this popular village has sought after primary and secondary schools as well as numerous facilities to include a medical centre, post office, library, newsagent, public house, coffee shop, garages, Methodist and Anglican churches. A variety of regular bus services operate through the village mainly to Northampton and Milton Keynes, both of which offer mainline train services to London as part of their timetables.

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