

**58 Pianoforte Road  
Roade  
NORTHAMPTON  
NN7 2QL  
£260,000**



- **TWO BEDROOMS**
- **VILLAGE LOCATION**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **SEMI DETACHED**
- **LOUNGE/DINING ROOM**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Roade, Northampton, this modern semi-detached house on Pianoforte Road offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

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

The property features a contemporary bathroom, ensuring convenience and comfort for its residents. The modern design elements throughout the house add a touch of elegance, making it a desirable choice for those who appreciate stylish living.

One of the standout features of this home is the parking space available for two vehicles, a rare find in many properties. This added convenience is perfect for families with multiple cars or for those who enjoy having guests over.

In summary, this semi-detached house on Pianoforte Road is a fantastic opportunity for anyone looking for a modern, comfortable home in a lovely village setting. With its appealing features and convenient location, it is sure to attract interest from a variety of potential buyers or renters.

## **Ground Floor**

### **Entrance Hall**

Vinyl flooring, radiator, stairs leading to first floor, doors to:

### **Lounge/Dining Room**

14'6" x 12'2" (4.44 x 3.72)

Radiator, storage cupboard, UPVC double glazed French doors to rear.

### **Kitchen**

9'11" x 7'8" (3.03 x 2.35)

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 and dishwasher, UPVC double glazed window to front.

## **First Floor**

### **First Floor Landing**

Access to loft, doors to:

### **Bedroom One**

14'6" x 8'4" (4.44 x 2.56)

Radiator, fitted wardrobes, UPVC double glazed window to front.

### **Bedroom Two**

13'11" x 7'7" (4.26 x 2.32)

Radiator, UPVC double glazed window to rear.

**Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level w.c, heated towel rail, UPVC double glazed window to rear.

**Externally****Front Garden**

Brick built wall, flower borders.

**Rear Garden**

Paved patio area, lawn, gated rear access to driveway, tarmac driveway to rear of property.

**Agents Notes**

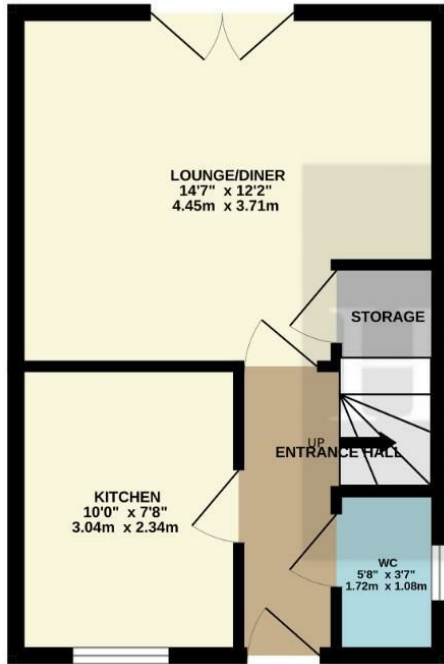
West Northampton council tax band: TBC

Maintenance Charges approximately £180 per year for green area, street lighting.

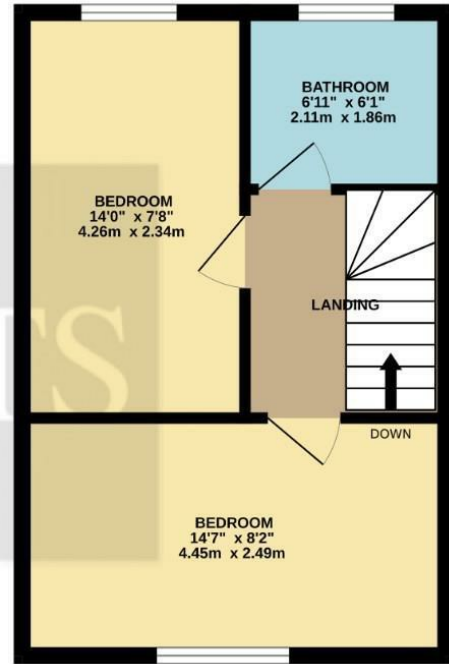




GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



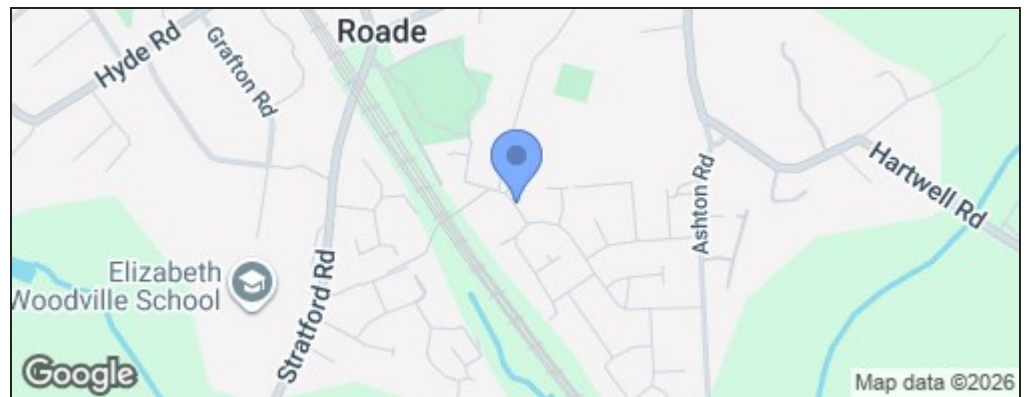
1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.