



**Setters Way**  
Roade, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



## Setters Way

Road

NN7 2QQ

PRICE £290,000

O'Riordan Bond is delighted to offer for sale this immaculate three bedroom stone clad semi-detached family home located in the popular village of Roade. The property is situated in a quiet 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 and kitchen with built-in appliances. The first floor offers three bedrooms with built-in wardrobes to the master and a family bathroom. Outside is a front lawned garden, a southerly facing rear garden which is not overlooked and off road parking for two vehicles. Further benefits include gas radiator heating and uPVC double glazing. (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.

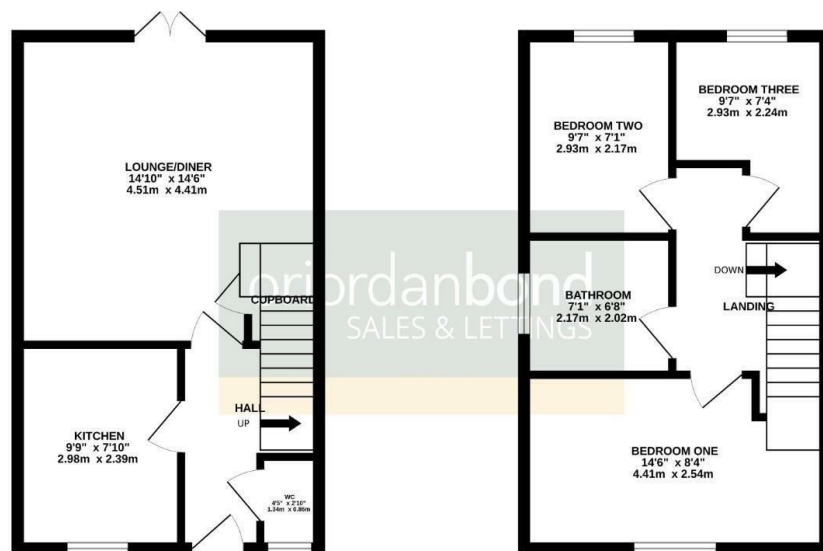
O'Riordan Bond Grange Park Sales  
01604 432007

grangepark@oriordanbond.co.uk



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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