



25 Roman Road
Little Stanion, Northants NN18 8FZ



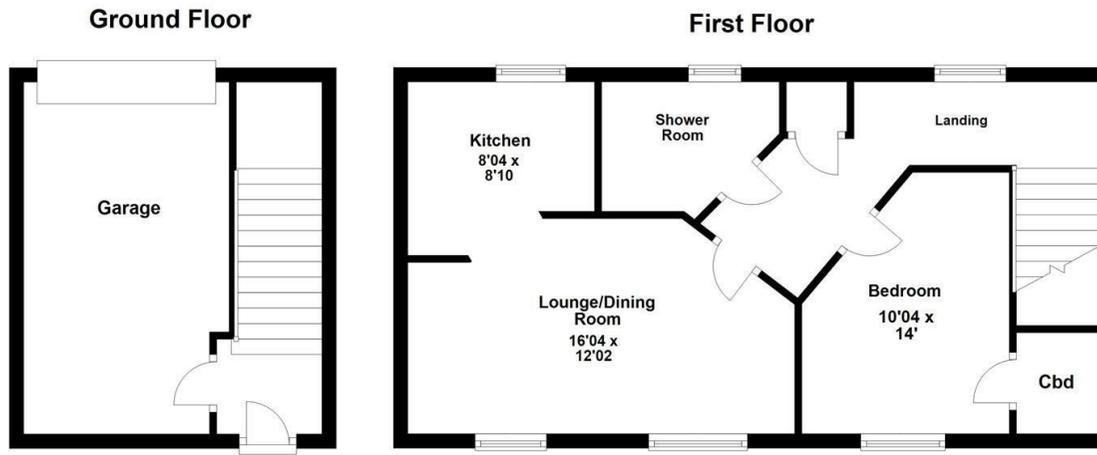
Simpson West

Located within the highly popular Little Stanion area is this rarely available one bedroom coach house that is being offered to the market for sale with no onward chain. This home occupies a pleasant position being within walking distance to the local school, shops and other amenities. Features include a spacious entrance hall, double bedroom with fitted storage, the shower room, the large living dining room and a modern fitted kitchen. In addition to this there is the integral garage with internal access door from the hallway, this benefits from an allocated parking space to the front too. Early viewings are a genuine must. Energy rating C. Little Stanion Management Charge Applicable - £160 per annum. Council Tax Band A.



£154,950





Floor plan not to scale - for guidance purposes only.
 Floor plan created by Simpson West for their use.
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	



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