

Roe Road, Northampton Northamptonshire NN1 4PJ



£225,000

A well presented three bedroom, two bathroom, chain free terraced home located in the highly sought after area of Abington, within close proximity to a wide range of shops, restaurants and Abington Park. The property offers generous and versatile living space, including a bright open plan lounge/diner with feature fireplaces, ideal for both relaxing and entertaining.

A standout feature is the extended kitchen, measuring approximately 7 metres in length, providing ample storage and worktop space for modern living. Upstairs offers three bedrooms, a family bathroom and an additional shower room, while externally there is a mainly paved rear garden. Further benefits include double glazing throughout and gas central heating, making this a fantastic opportunity for first time buyers, families or investors alike in a prime Northampton location.

Hallway

Enter via a uPVC front door with obscured glazed inserts into a tiled entrance hallway, featuring stairs rising to the first floor, an internal window and door leading through to the lounge/diner.





Lounge/Dining Room

22'3" x 11'1" narrowing to 10'10" (6.784 x 3.392 narrowing to 3.308)

Open plan layout, featuring attractive wood effect flooring and neutral décor throughout. The space benefits from two feature fireplaces with decorative surrounds, adding character and focal points to both seating and dining areas. There is double glazed windows to the front and doors into the kitchen and rear garden.





Kitchen

23'2" x 7'10" narrowing to 7'6" (7.067 x 2.408 narrowing to 2.3)

Galley kitchen fitted with a range of modern wall and base units complemented by wood effect work surfaces and attractive tiled splashbacks. The space offers ample storage with a mix of cupboards and open shelving, along with an inset sink and drainer, integrated oven with hob and extractor over, and designated space for further appliances.



Bathroom

7'6" x 6'0" (2.3 x 1.845)

Three piece suite comprising a panelled bath with shower over, low level WC, and pedestal wash hand basin. The room is finished with tiled walls to some areas and tiled flooring. Additional features include a heated towel rail and window to the rear of the property.

Landing

Doors to three bedrooms, shower room and storage cupboard.



Bedroom One

14'0" x 10'6" (4.282 x 3.220)

Two windows to front, Wood affect flooring and storage cupboard.



Bedroom Two

11'5" x 8'8" (3.492 x 2.653)

Wood affect flooring, feature fireplace and window overlooking the garden.



Shower Room

5'9" x 4'11" (1.775 x 1.5)

Fitted with a corner shower enclosure, low level WC and pedestal wash hand basin. Tiled floor and walls in areas, There is also a towel rail.



Bedroom Three

7'11" x 6'0" (2.429 x 1.839)

Wood affect flooring and window.

Basement

Light and power.



Rear Garden

Predominantly laid to patio, bordered by a dwarf walls to some areas.



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	