

**19 Swale Close  
Roade  
NORTHAMPTON  
NN7 2NB**

**£264,995**



- SEMI-DETACHED
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- SINGLE GARAGE

- BUNGALOW
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: TBC

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Roade, Northampton, this delightful extended semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The bungalow features a well-appointed bathroom, ensuring all your essential needs are met. One of the standout features of this property is the ample parking space, accommodating up to two vehicles, along with the added benefit of a garage for extra storage or secure parking.

Set in a tranquil village location, residents can enjoy the serene surroundings while still being within easy reach of local amenities. The absence of a chain means that this property is ready for you to move in without delay, making it an attractive option for those looking to settle in quickly.

This older bungalow offers a unique opportunity to create a home tailored to your tastes. Whether you are looking to downsize or simply seeking a peaceful village lifestyle, this property is not to be missed. Come and experience the warmth and potential of this lovely bungalow in Roade.

## **Ground Floor**

### **Entrance Hall**

9'5" x 4'9" (2.89 x 1.46)

UPVC door and window to side, radiator, door to:

### **Lounge/Dining Room**

21'5" x 12'0" (6.55 x 3.67)

Extended lounge/dining room, radiator, UPVC double glazed window to side, UPVC double glazed French doors to rear.

### **Kitchen**

7'2" x 7'8" (2.20 x 2.36)

Kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, cooker point, plumbing for washing machine and dishwasher, UPVC double glazed window to rear, UPVC double glazed door to side.

### **Bedroom One**

12'1" x 8'7" (3.69 x 2.64)

Radiator, fitted wardrobe, airing cupboard, UPVC double glazed window to front.

### **Bedroom Two**

8'11" x 8'11" (2.73 x 2.73)

Radiator, UPVC double glazed window to front.

### **Bathroom**

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, radiator, fully tiled walls, UPVC double glazed window to side.

### **Externally**

**Front Garden**

Mainly laid with gravel, flower and shrubs, concrete driveway providing off road parking leading to garage.

**Rear Garden**

Paved patio area leading to lawn, flower and shrub borders, gated rear access, gated side access.

**Garage**

Single garage, up and over door, power and light connected.

**Agents Notes**

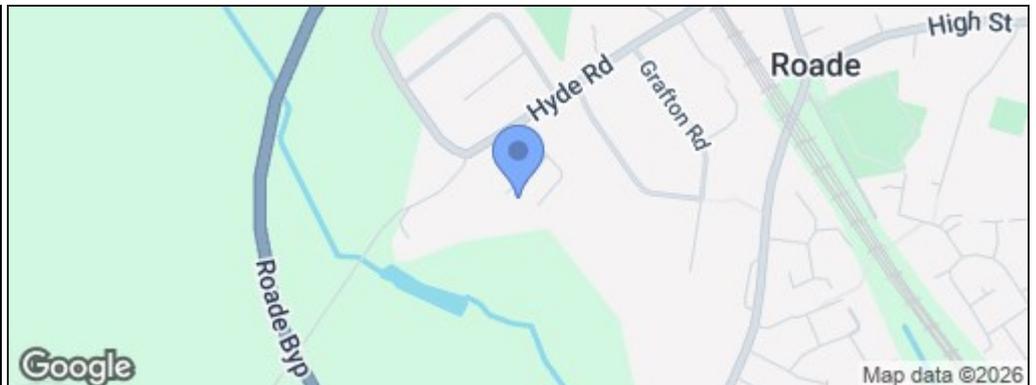
Council Tax Band: B



GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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 firms employment has the authority to make or give any representation or warranty in respect of the property.