Whites
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Roe Road, Northampton
Northamptonshire NN1 4PJ



£220,000

A well presented and spacious three bedroom two bathroom terraced home, offered to the market chain free and ideally situated in the highly desirable Abington area of Northampton. The property is conveniently located within easy reach of Abington Park and a wealth of local amenities including independent shops, restaurants and cafés.

The accommodation offers a superb blend of character and practicality featuring a bright and generously proportioned open plan lounge/diner with attractive feature fireplaces. To the rear an impressive extended kitchen measuring approximately 7 metres in length provides extensive worktop space and storage. The first floor comprises three well proportioned bedrooms, a family bathroom and a separate shower room. Outside the property benefits from a low maintenance, mainly paved rear garden while further features include gas central heating and double glazing throughout. An excellent opportunity for first time buyers, families and investors seeking a spacious home in one of Northampton's most popular residential locations.

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.



Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

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