

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

£289,995



- **DETACHED**
- **BUNGALOW**
- **CORNER PLOT**
- **VILLAGE LOCATION**
- **UPVC DOUBLE GLAZED**

- **TWO BEDROOMS**
- **IN NEED OF REFURBISHMENT**
- **GARAGE**
- **NO CHAIN**
- **ENERGY EFFICIENCY RATING: E**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Needs Refurbishment A delightful detached bungalow on Swale Close presents a wonderful opportunity for those seeking a project to make their own. With two well-proportioned bedrooms and a spacious reception room, the property offers a comfortable living space that can be transformed to suit your personal style.

Set on a generous corner plot, this bungalow boasts ample outdoor space, perfect for gardening enthusiasts or those who simply wish to enjoy the tranquillity of village life. The property is in need of refurbishment, allowing you to put your own stamp on it and create a home that reflects your tastes and preferences.

Parking will never be an issue here, as the property accommodates up to two vehicles, and there is the added benefit of a garage for additional storage or workshop space. The absence of a chain means that you can move forward with your plans without unnecessary delays.

This older bungalow, with its potential for modernization, is ideal for first-time buyers, downsizers, or investors looking to add value. Embrace the opportunity to breathe new life into this property and enjoy the peaceful surroundings of Roade, with its local amenities and community spirit. Don't miss out on this chance to create your dream home in a lovely village setting.

Ground Floor

Kitchen/Dining Room

16'0" x 9'5" (4.89 x 2.89)

Comprising sink unit with cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, cooker point, radiator, uPVC double glazed windows to front and side, uPVC door to side, door to:

Inner Hall

Built in airing cupboard, access to loft, doors to:

Lounge

16'0" x 10'2" (4.89 x 3.11)

Feature Fireplace, radiator, uPVC double glazed windows to front and side, door to:

Side Porch

uPVC in construction, uPVC double glazed windows to front and rear with doors to front and rear.

Bedroom One

12'9" x 10'2" (3.90 x 3.11)

Radiator, built in storage, uPVC double glazed window to rear.

Bedroom Two

12'9" max x 7'11" (3.90 max x 2.42)

Built in double wardrobes, radiator, uPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, hand wash basin, low level w.c, tiled splash areas, radiator, uPVC double glazed window to side.

Externally

Front Gardens

Mainly laid to lawn, flower and shrub borders, mature plants and trees, side gardens.

Garage

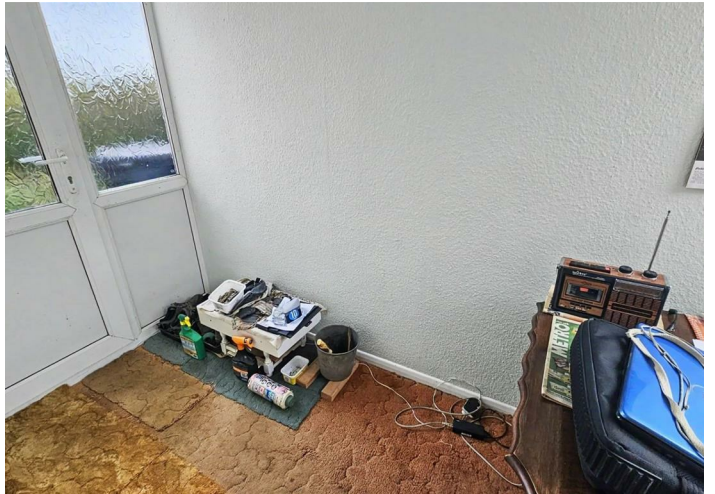
Concrete driveway with off road parking leading to single garage with up and over doors.

Rear Garden

Paved patio, lawn, flower and shrub borders.

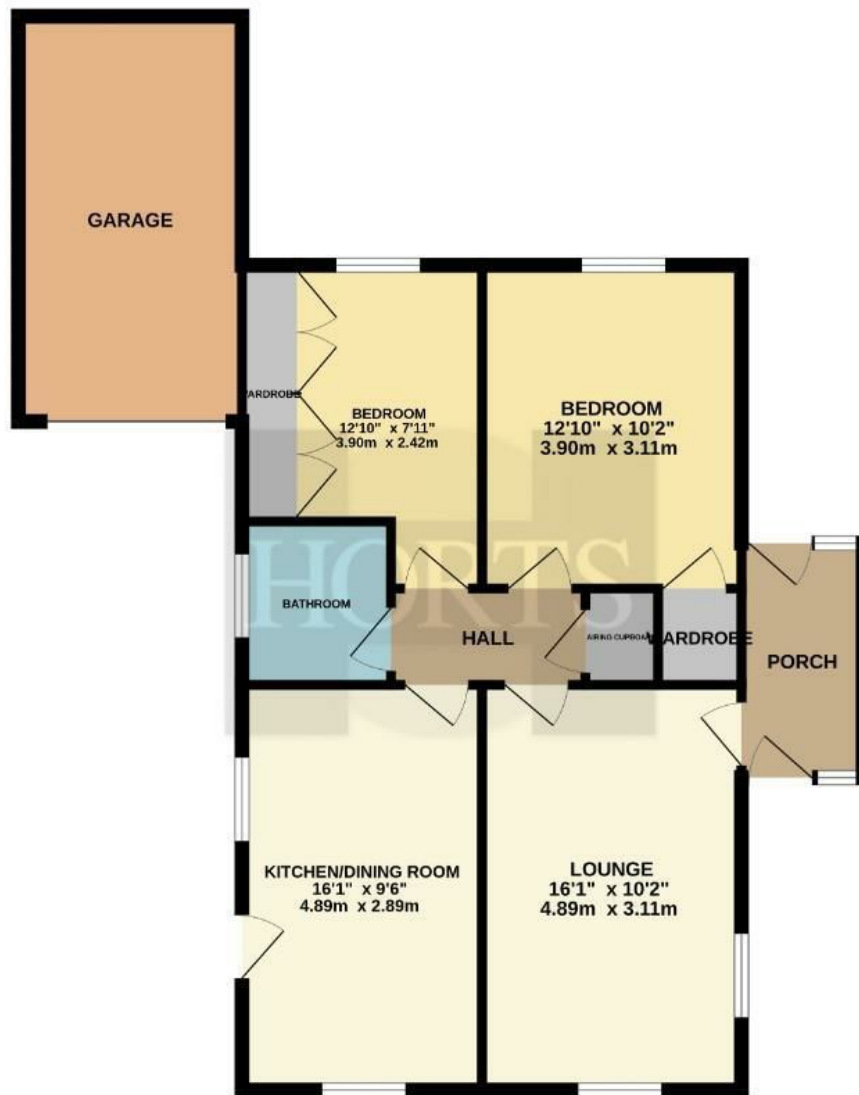
Agents Notes

Council Tax Band: C





GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.

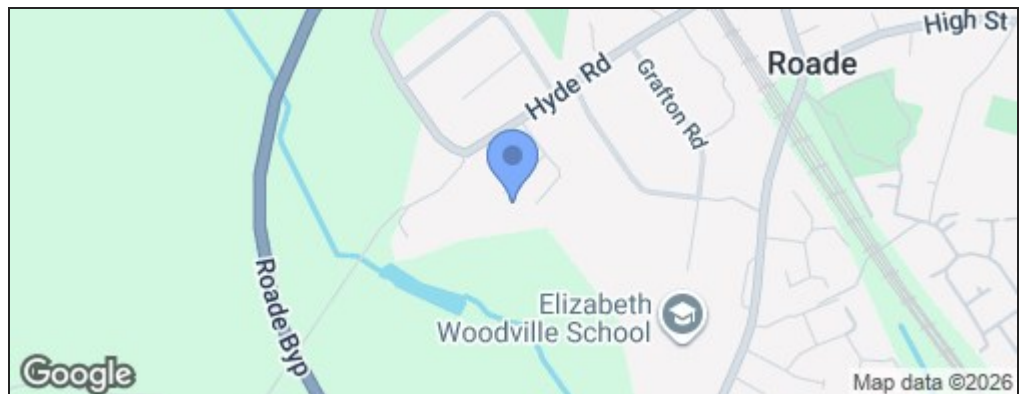


TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.