

**28 St. Marys Way  
Roade  
NORTHAMPTON  
NN7 2PQ**

**£169,995**



- **TWO BEDROOMS**
- **BUNGALOW**
- **CASH BUYERS**
- **GARAGE**
- **ENERGY EFFICIENCY RATING: D**

- **SEMI DETACHED**
- **NEEDS FULL REFURBISHMENT**
- **SOLD AS SEEN**
- **NO CHAIN**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern two bedroom semi detached bungalow situated in the sought after south Northants village of Roade.

The property is in need of full refurbishment including clearing.

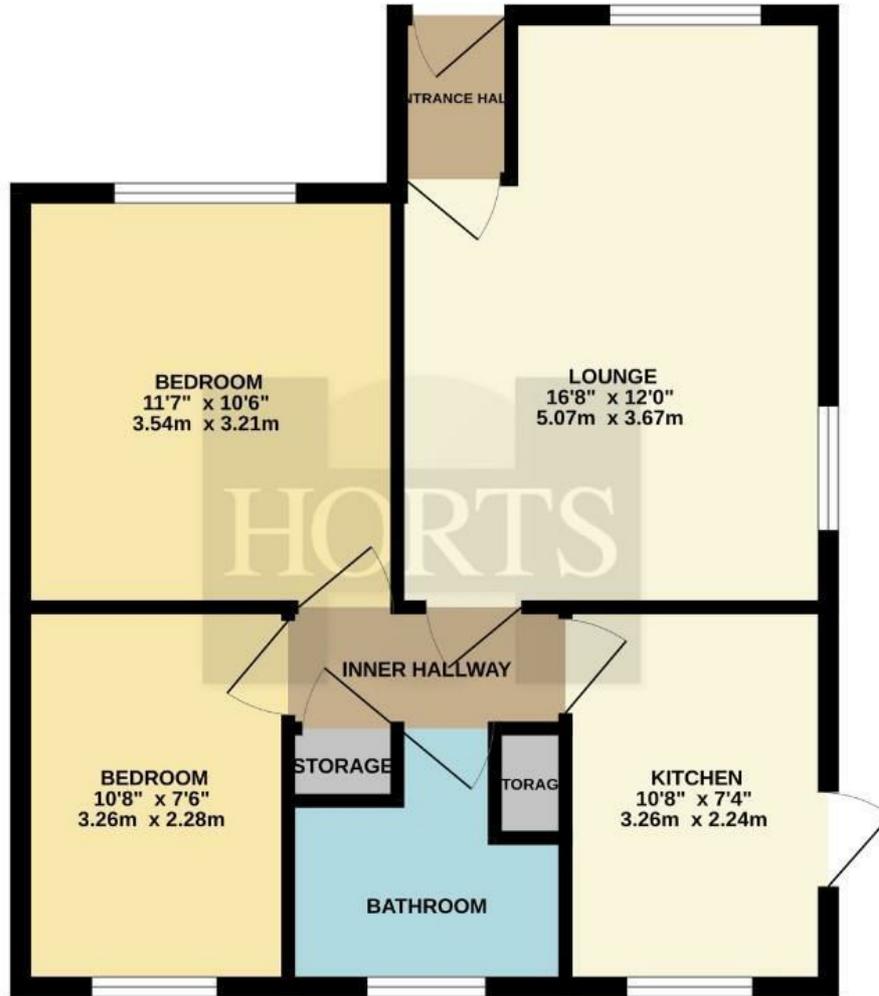
The accommodation comprises entrance porch, lounge, kitchen, two bedrooms and bathroom.

No Chain





GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.