

**55 Northampton Road  
Roade  
NORTHAMPTON  
NN7 2PF**

**Offers Over £260,000**



- **VILLAGE LOCATION**
- **SEMI DETACHED**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: C**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **SINGLE GARAGE**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Roade, Northampton, this modern semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a perfect setting for relaxation or entertaining guests, while the contemporary bathroom ensures a refreshing retreat.

The property benefits from single garage, adding to the ease of living in this tranquil village location. Roade is known for its friendly community atmosphere and offers a range of local amenities, making it a wonderful place to call home.

This semi-detached house is not just a property; it is a lifestyle choice, combining modern living with the charm of village life. Whether you are a first-time buyer or looking to settle down in a peaceful area, this home presents an excellent opportunity. Do not miss the chance to make this lovely house your own.

## **Ground Floor**

### **Entrance Hall**

Tiled flooring, stairs rising to first floor landing, doors to:

### **Cloakroom**

Suite comprising low level W/C, hand wash basin, tiled flooring, radiator, UPVC double glazed window to side.

### **Lounge/Dining Room**

22'9" x 11'11" max (6.95 x 3.65 max)

Feature fireplace, laminate flooring, radiator, UPVC double glazed window to front, UPVC double glazed French doors to rear.

### **Kitchen**

9'8" x 7'10" (2.95 x 2.39)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob with extractor fan above, built in electric oven, plumbing for washing machine, tiled flooring, wall mounted gas fired boiler, UPVC double glazed windows to side and rear, UPVC double glazed door to rear.

## **First Floor**

### **Landing**

UPVC double glazed window to side, loft access, doors to:

### **Bedroom One**

12'3" x 10'5" (3.75 x 3.20)

Radiator, UPVC double glazed window to front with views over open countryside.

### **Bedroom Two**

11'4" x 10'0" (3.47 x 3.05)

Fitted wardrobe, radiator, UPVC double glazed window to rear.

### **Bedroom Three**

9'1" x 7'10" (2.79 x 2.39)

Built in cupboard, radiator, UPVC double glazed window to front.

**Bathroom**

Suite comprising bath unit with shower over, hand wash basin, low level W/C, tiled splash areas, heated towel rail, UPVC double glazed window to rear.

**Externally****Front Garden**

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

**Rear Garden**

Mainly paved with slate area, concrete path leading down further garden, rear gate leading to garage.

**Garage**

Single garage, up and over door.

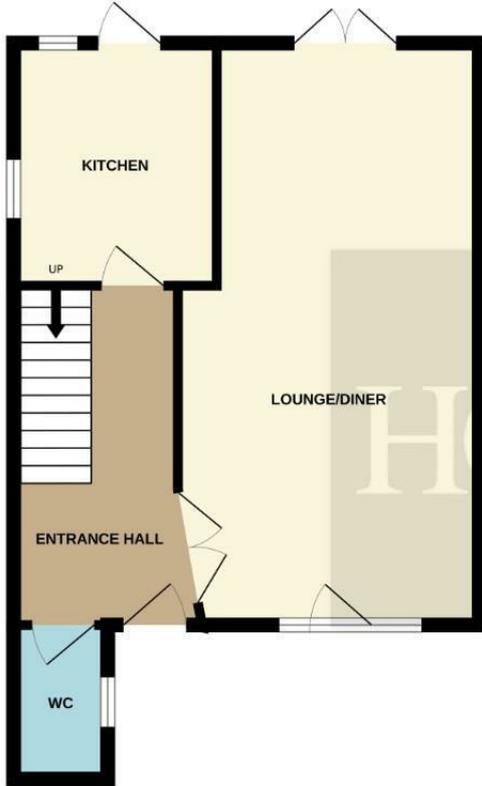
**Agents Notes**

Council Tax Band: C

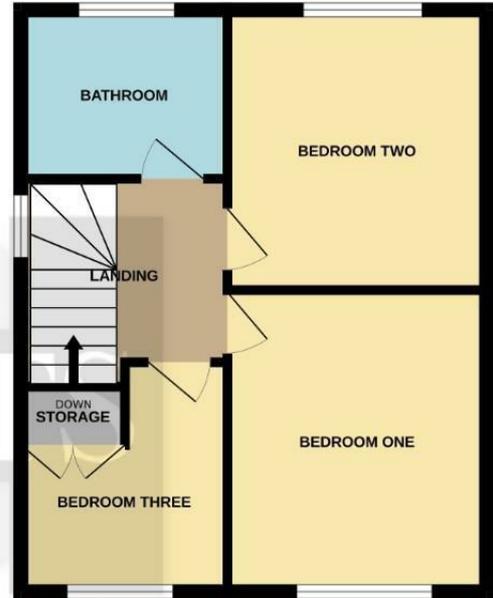




GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



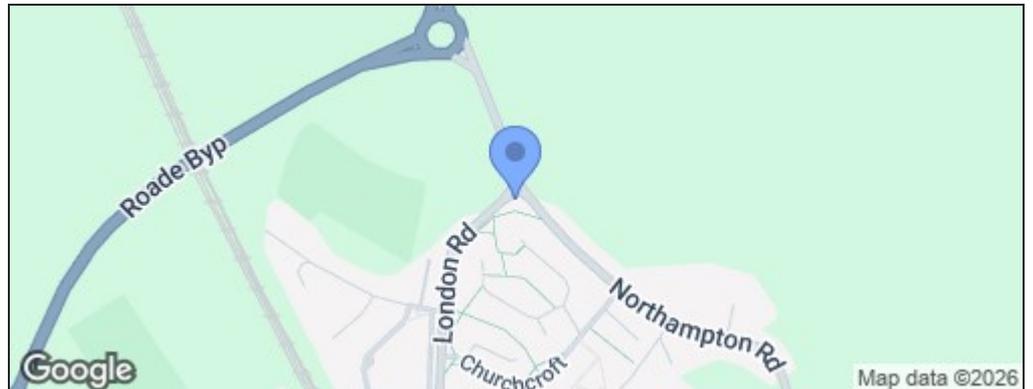
1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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>                                 |                         |           | <b>82</b> |
| (81-91) <b>B</b>                                   |                         |           |           |
| (69-80) <b>C</b>                                   |                         |           |           |
| (55-68) <b>D</b>                                   |                         | <b>69</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.