

**24 Priory Crescent  
Roade  
NORTHAMPTON  
NN7 2NF**

**£265,000**



- **TWO BEDROOMS**
- **BUNGALOW**
- **SINGLE GARAGE**
- **GARDENS**

- **SEMI DETACHED**
- **VILLAGE LOCATION**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: TBC**

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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 accommodation comprises entrance porch, kitchen, lounge, two bedrooms and bathroom. The property also benefits gas radiator heating, off road parking, single garage and gardens to front and rear.

## **Ground Floor**

### **Entrance Porch**

Radiator, double glazed window to front.

### **Kitchen**

14'11" x 7'8" (4.56 x 2.34)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted electric hob and oven, plumbing for washing machine, tiled flooring, double glazed window to side, door to side.

### **Lounge**

18'4" x 10'2" (5.59 x 3.11)

Feature fireplace, radiator, wooden flooring, window to front, door to:

### **Inner Hall**

Access to loft (boards with ladder), wooden flooring, doors to:

### **Bedroom One**

14'11" x 9'0" (4.57 x 2.76)

Radiator, built in wardrobe, laminate flooring, double glazed window to rear.

### **Bedroom Two**

11'6" x 8'11" (3.51 x 2.74)

Laminate flooring, radiator, wardrobe, double glazed window to rear.

### **Bathroom**

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

## **Externally**

### **Front Garden**

Concrete driveway with off road parking, timber gated access, paved patio.

### **Garage**

Single garage with up and over doors, power and lighting, door to rear garden.

### **Rear Garden**

Paved patio, lawn, flower and shrub borders.

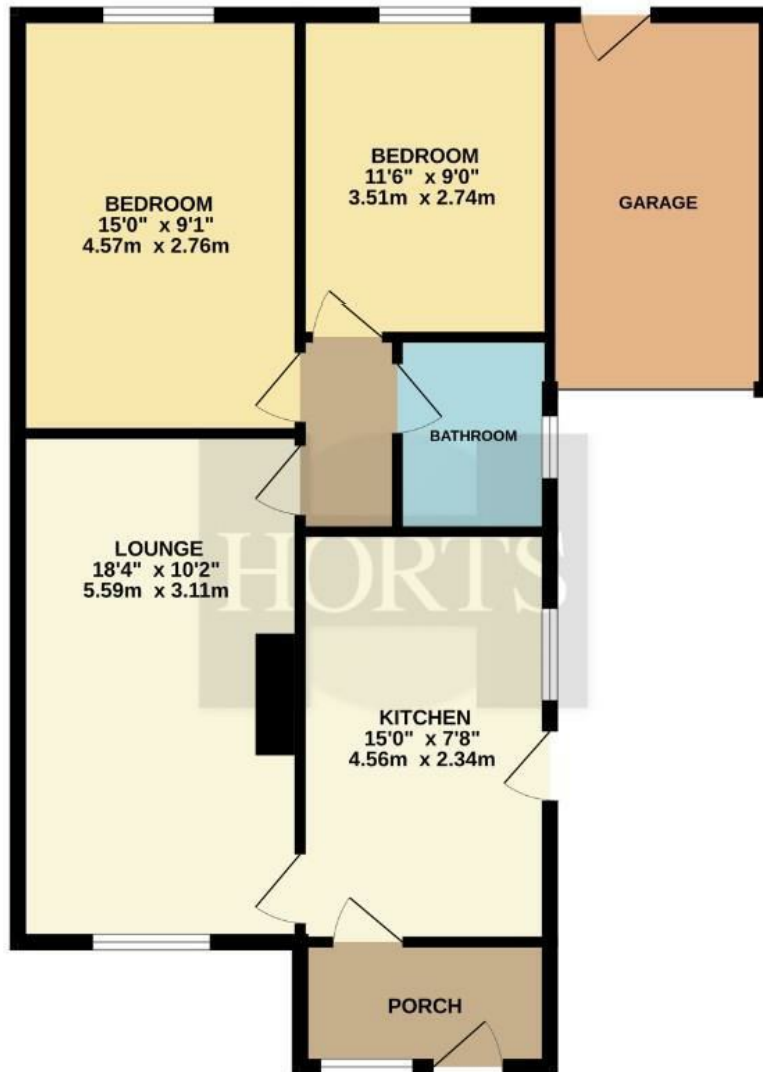
## **Agents Notes**

Council Tax Band: B





GROUND FLOOR  
780 sq.ft. (72.4 sq.m.) approx.

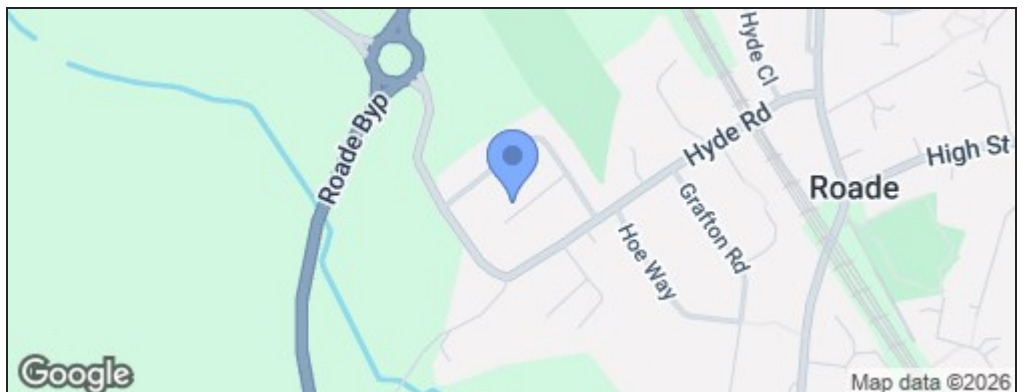


TOTAL FLOOR AREA: 780 sq.ft. (72.4 sq.m.) approx.

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
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.