

**21 Stratford Road
Roade
NORTHAMPTON
NN7 2GD**

£305,000



- **END OF TERRACED**
- **EN SUITE TO MASTER**
- **VILLAGE LOCATION**
- **GAS RADIATOR HEATING**

- **THREE BEDROOMS**
- **GARAGE**
- **UPVC DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING: TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern end-terrace house offers a delightful blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, perfect for relaxing or entertaining guests.

The property boasts two bathrooms, ensuring ample facilities for busy mornings or unwinding after a long day. The modern design throughout the home provides a fresh and inviting atmosphere, making it easy to envision your life here.

One of the standout features of this home is the single garage with off-road parking. This added convenience allows for easy access and peace of mind.

Situated on Stratford Road, the property enjoys a tranquil setting while still being within reach of local amenities and transport links. The village of Roade offers a friendly community atmosphere, making it an excellent choice for those looking to settle in a peaceful environment.

In summary, this end-terrace house on Stratford Road presents a wonderful opportunity for anyone seeking a modern home in a picturesque village setting. With its spacious layout, off-road parking, and convenient location, it is sure to appeal to a wide range of buyers.

Ground Floor

Entrance hall

Stairs to first floor, radiator, doors to:

Cloakroom

Suite comprising low level w.c, hand wash basin, radiator, UPVC double glazed window front.

Lounge

15'11" x 13'9" (4.87 x 4.20)

Storage cupboard, radiator, UPVC double glazed window and French doors to rear.

Kitchen/Dining Room

10'8" x 8'7" (3.27 x 2.64)

Modern fitted kitchen comprising sink unit with cupboards under, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine, radiator, UPVC Double glazed window to front.

First Floor

First Floor Landing

Built in cupboard, loft access, doors to:

Bedroom One

11'11" x 9'3" (3.64 x 2.82)

Radiator, UPVC double glazed window to rear.

En Suite Shower Room

Suite comprising tiled shower cubical, hand wash basin, low level w.c, tiled splash backs, radiator.

Bedroom Two

10'3" x 9'5" (3.13 x 2.89)

Radiator, UPVC double glazed window to front.

Bedroom Three

6'7" x 6'6" (2.02 x 1.99)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower above, hand wash basin, low level w.c, tiled splash backs, radiator, UPVC double glazed window to front.

Externally**Front Garden**

Lawn area, metal fence and gate with paved pathway to front door.

Rear Garden

Paved patio area, lawn, door to rear of garage.

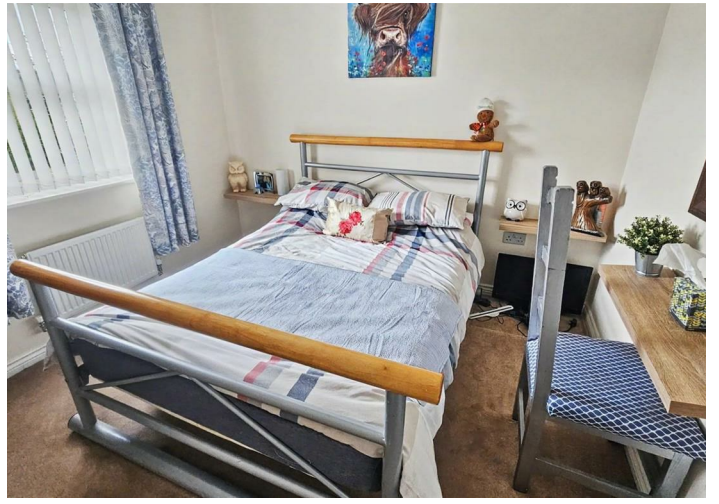
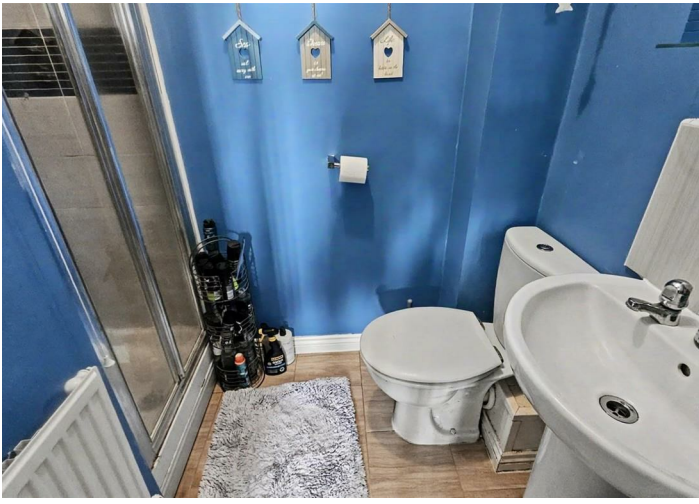
Garage

Single garage with up and over doors, power and lighting, off road parking.

Agents Notes

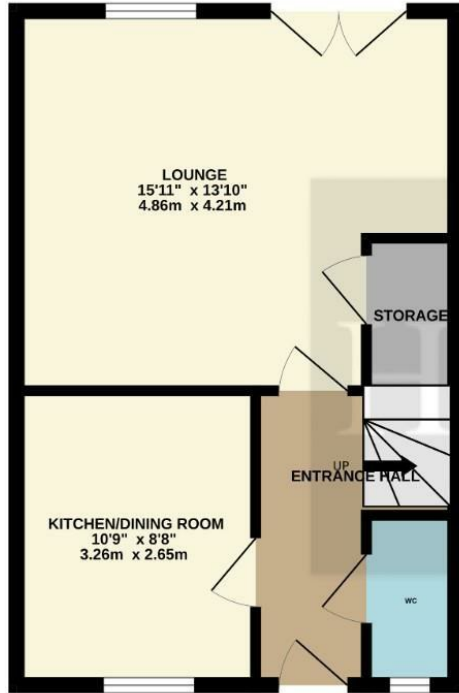
West Northampton Council Tax Band: TBC

Maintenance charge £70 per 6 months

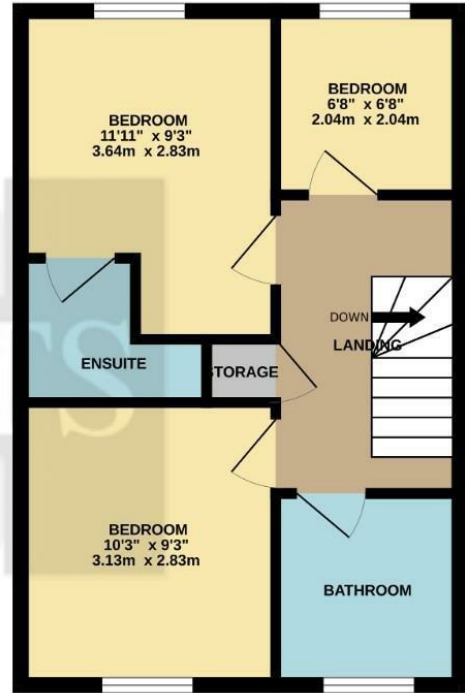




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



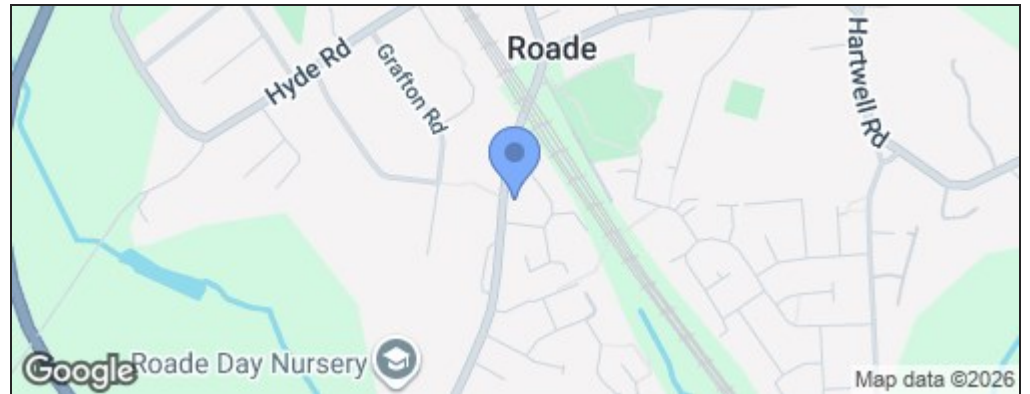
1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.