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Plating Way, Roade  
Northampton  
Northamptonshire, NN7 2QP  
**£330,000** Semi-Detached



Department: Sales

Tenure: Leasehold



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SEMI DETACHED HOUSE ON A NO THROUGH ROAD, LOCATED ON A MODERN DEVELOPMENT IN THE DESIRABLE VILLAGE OF ROADE WITH MANY LOCAL AMENITIES.

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#### GROUND FLOOR

- HALLWAY
- WC
- LOUNGE
- KITCHEN/DINING ROOM

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#### FIRST FLOOR

- BEDROOM (EN-SUITE)
- BEDROOM
- BEDROOM
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
  - REAR GARDEN
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## THE PROPERTY

Jackson Grundy is pleased to offer to the market this well-presented semi-detached home, located on a quiet no-through road. The property benefits from gas central heating, uPVC double glazing, and a private driveway leading to a detached garage.

The ground floor features an entrance hall with a downstairs WC and storage cupboard, a contemporary kitchen/diner with French doors to the garden, and a separate lounge.

Upstairs, the part-galleried landing leads to three bedrooms, including a master with en-suite, and a family bathroom.

Externally, there is a front garden, a driveway with side gate access to the enclosed rear garden, and a detached brick garage.

This nicely maintained home offers excellent living space in a desirable location, Viewing is highly recommended.

EPC Rating: B. Council Tax Band: C

We have been advised of the following:

Communal Area Contribution: £150 pa to Greenbelt.

This information would need to be verified by your chosen legal representative.







## MATERIAL INFORMATION

|                      |  |
|----------------------|--|
| Type                 | Semi-Detached  |
| Age/Era              | Ask Agent  |
| Tenure               | Freehold   |
| Ground Rent          | Ask Agent  |
| Service Charge       | Ask Agent  |
| Council Tax          | Band C   |
| EPC Rating           | B  |
| Electricity Supply   | Mains  |
| Gas Supply           | Mains  |
| Water Supply         | Mains  |
| Sewerage Supply      | Mains  |
| Broadband Supply     | Ask Agent  |
| Mobile Coverage      | Depends on provider  |
| Heating              | Gas Central Heating  |
| Parking              | Off-street   |
| EV Charging          | Ask Agent  |
| Accessibility        | Ask Agent  |
| Coastal Erosion Risk | Ask Agent  |
| Flood Risks          | Has not flooded in the last 5 years, No flood defences           |
| Mining Risks         | Ask Agent  |
| Restrictions         | Ask Agent  |
| Obligations          | No restrictions, No private right of way, No Public right of way |
| Rights and Easements | Ask Agent  |

## LOCATION

Accessed via the A508 which links Northampton and Milton Keynes, Roade village is just 2 miles south of M1 J15. Much of the village's history can be attributed to the advent of the railway in the 19th Century, which saw local men and boys help to construct a cutting, line and station in the village. Completed in 1838 the station was unfortunately closed in 1964 though the West Coast Main Line continues to operate through the cutting. Today, this popular village has sought after primary and secondary schools as well as numerous facilities to include a medical centre, post office, library, newsagent, public houses, restaurants, estate agent, garages, Methodist and Anglican churches. A variety of regular bus services operate through the village mainly to Northampton and Milton Keynes, both of which offer mainline train services to London as part of their timetables.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

