



**68 Setters Way**  
Roade, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



## 68 Setters Way

Road  
NN7 2QQ

OFFERS OVER  
£250,000

This well presented two bedroom semi-detached property is located in the popular village of Roade. The property lies in the school catchment for the popular Elizabeth Woodville School.

Accommodation comprises entrance hall, cloakroom/WC, kitchen, sitting/dining room, two first floor double bedrooms and a family bathroom. Outside is an enclosed low maintenance garden with driveway to the side providing off road parking. The rear garden is enclosed and mainly laid to lawn with a paved patio area. Further benefits include uPVC double glazing and gas radiator heating. (B/654/S)

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: B

### Viewing

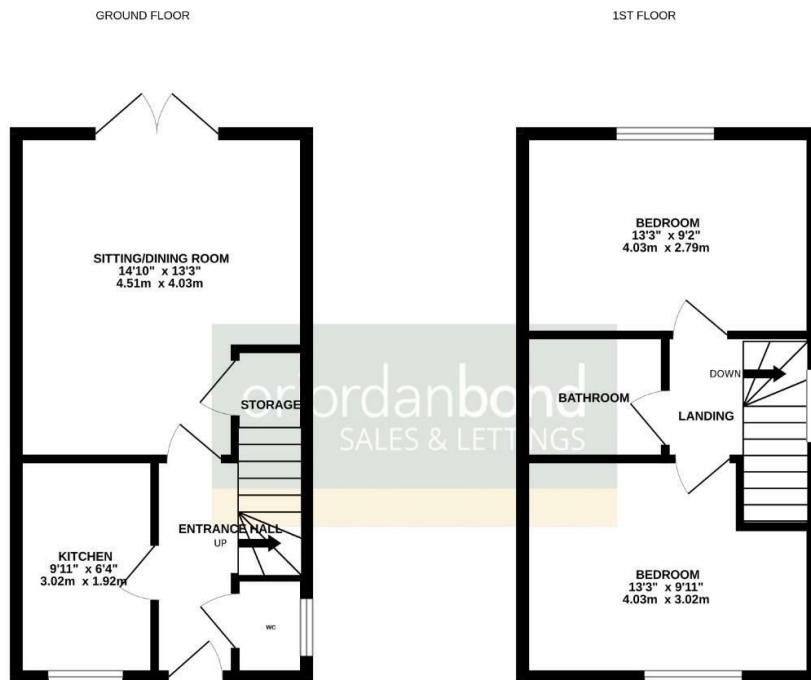
Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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TOTAL FLOOR AREA : 654 sq ft. (60.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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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