



**39 Bailey Brooks Lane**  
Roade, Northamptonshire





GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



## 39 Bailey Brooks Lane

Road

NN7 2PT

GUIDE PRICE £250,000

A modern semi detached house, situated in the popular area of Road, with the benefit of off road parking to the side and a conservatory extension to the rear. Offered with no onward chain.

The accommodation comprises entrance hall, fitted kitchen, sitting/dining room, uPVC double glazed conservatory, first floor landing, two good size bedrooms and fitted bathroom/WC. The property benefits from electric heating and gardens to the front and rear. (C/675/S)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

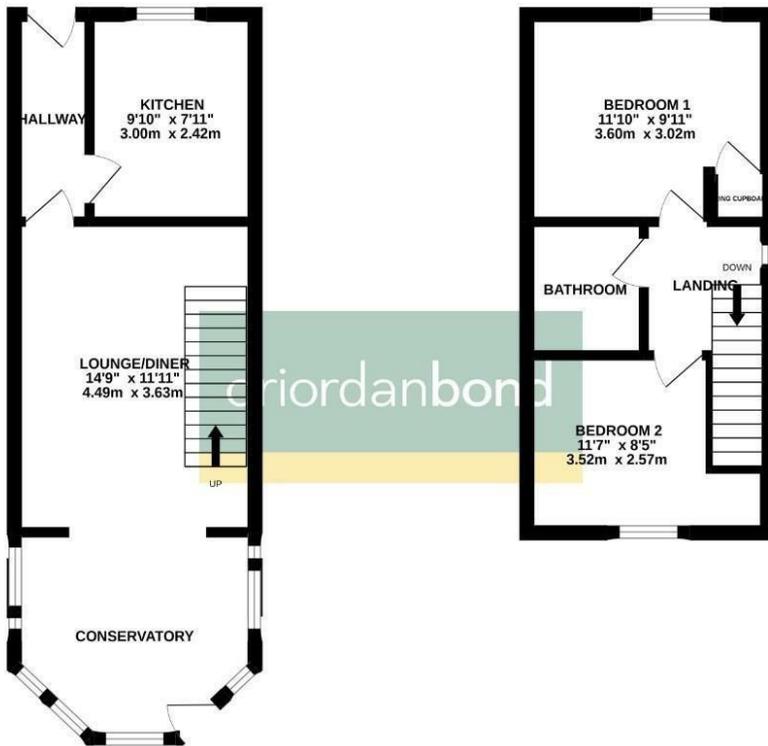
### Disclaimer

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.

O'Riordan Bond Town and Country Sales

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TOTAL FLOOR AREA - 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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