

**33 Hoe Way
Roade
NORTHAMPTON
NN7 2NG**

£315,000



- VILLAGE LOCATION
- THREE BEDROOMS
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING
- LARGE REAR GARDEN

- MID TERRACE
- SEPARATE RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- CLOAKROOM
- ENERGY EFFICIENCY RATING: D

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Nestled in the charming village of Roade, Northampton, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The property boasts a warm and inviting atmosphere, making it an ideal family home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, allowing for a seamless flow between the living areas. The three generously sized double bedrooms ensure that everyone has their own private space, making it perfect for families or those who enjoy having guests.

The property features a well-appointed bathroom, catering to all your daily needs. The large rear garden is a standout feature, offering a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during the warmer months.

Additionally, the house benefits from UPVC double glazing, enhancing energy efficiency and providing a comfortable living environment throughout the year. For those with vehicles, parking for two vehicles is available, adding to the convenience of this lovely home.

In summary, this mid-terrace house on Hoe Way presents an excellent opportunity for anyone seeking a spacious and well-located property in Roade. With its charming features, ample living space, and a large garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful house your new home.

Ground Floor

Reception/Dining Room

20'7" x 11'1" max (6.29 x 3.38 max)

Tiled flooring, radiator, UPVC double glazed window to front, stairs leading to first floor landing, door to rear, doors to:

Lounge

16'1" x 14'4" (4.92 x 4.37)

Feature fireplace, radiator, UPVC double glazed French doors out to rear, UPVC double glazed window to rear.

Kitchen

13'3" x 12'0" (4.06 x 3.67)

Fitted with a sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted electric hob with extractor fan above, electric double oven, built in dishwasher, radiator, UPVC double glazed window to front, pantry with plumbing for washing machine.

Conservatory

10'7" x 7'8" max (3.24 x 2.36 max)

Double glazed windows to side and rear, doors out to garden, tiled flooring.

Cloakroom

Suite comprising low level WC, hand wash basin, tiled flooring, double glazed window to side.

First Floor

Landing

Access to loft, doors to:

Bedroom One

16'1" x 11'1" max (4.92 x 3.39 max)

Radiator, UPVC double glazed window to rear.

Dressing Room

7'8" x 6'1" (2.34 x 1.86)

Hanging area.

Bedroom Two

11'8" x 10'3" (3.56 x 3.13)

Radiator, UPVC double glazed window to front.

Bedroom Three

11'2" x 7'4" (3.42 x 2.24)

Radiator, UPVC double glazed window to rear.

WC

Low level WC, hand wash basin, UPVC double glazed window to rear.

Bathroom

Suite comprising walk in shower cubicle with shower unit above, hand wash basin, low level WC, roll top bath unit, radiator, UPVC double glazed window to rear.

Externally**Front Garden**

Mainly laid to gravel, off road parking for two cars.

Rear Garden

Paved patio area, covered lean to, area laid to lawn, flower and shrub borders.

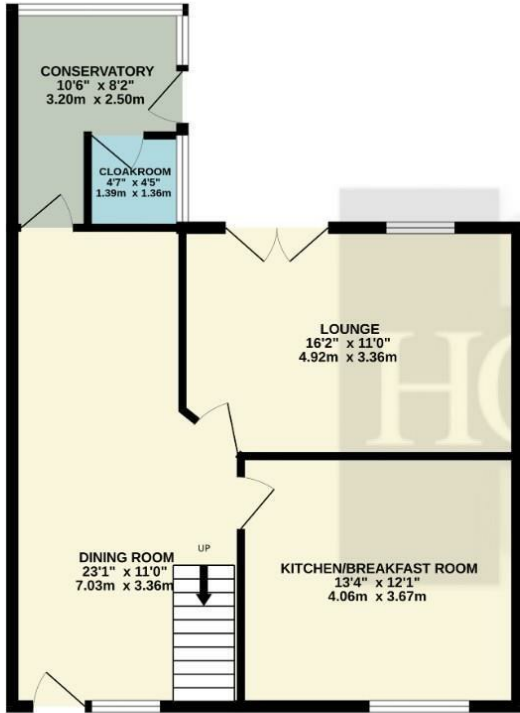
Agents Notes

Council Tax Band: B





GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



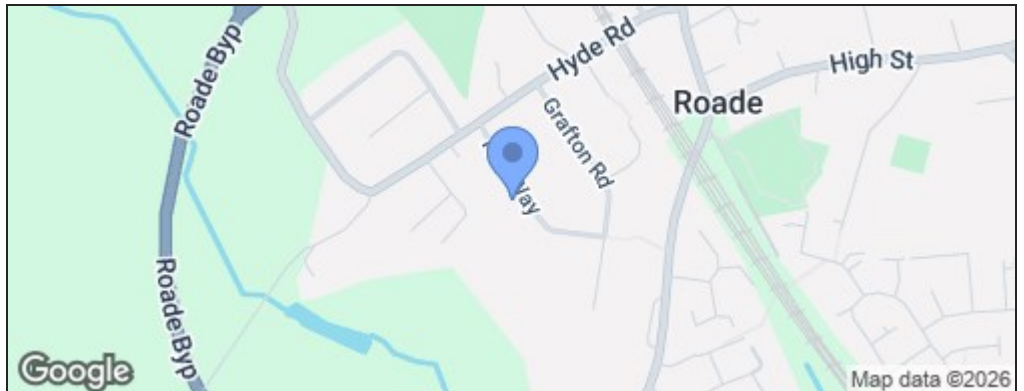
1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	73
England & Wales	EU Directive 2002/91/EC	



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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.