

**11 St. Marys Way
Roade
NORTHAMPTON
NN7 2PQ
£259,995**



- NO CHAIN
- DORMA STYLE BUNGALOW
- SEPARATE RECEPTION ROOMS
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING ACCESS VIA SERVICE ROAD
- SEMI DETACHED
- TWO BEDROOMS
- DOUBLE GLAZING
- LARGE GARAGE
- ENERGY EFFICIENCY RATING: TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom, semi detached, dorma style bungalow situated in the south Northants village of Roade. The accommodation comprises of entrance porch, kitchen, lounge, secondary reception room and bathroom to the ground floor. The first floor comprises of two bedrooms. Additional benefits include double glazing, gas to radiator heating, front and rear gardens and a single garage accessed via a service road.

Ground Floor

Entrance Porch

Double glazed window to front, door to:

Kitchen

13'1" x 8'5" (4.01 x 2.58)

Comprises of a sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, cooker point, plumbing for washing machine, wall mounted boiler, double glazed window to side, double glazed door to side.

Lounge

15'5" x 10'0" (4.72 x 3.05)

Laminate flooring, feature fireplace, radiator, double glazed window to front.

Inner Hallway

Doors to:

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, tiled splash areas, radiator, double glazed window to side.

Reception Room

18'10" x 12'4" (5.75 x 3.76)

Stairs leading to first floor landing, radiator, UPVC double glazed windows and French doors out to rear.

First Floor

Landing

UPVC double glazed window to rear, eave storage space, doors to:

Bedroom One

13'10" x 10'3" (4.22 x 3.13)

Built in wardrobe, eave storage space, UPVC double glazed window to front.

Bedroom Two

9'1" x 8'2" (2.77 x 2.49)

Eave storage space, radiator, UPVC double glazed window to front.

Externally

Front Garden

Mainly laid to lawn, paved pathway leading to front door.

Rear Garden

Paved patio area, two brick built storage sheds, pathway leading to rear of the garden, concrete driveway access double timber gates.

Garage

Large single garage, up and over doors, power and light connected, two windows to rear, door to side.

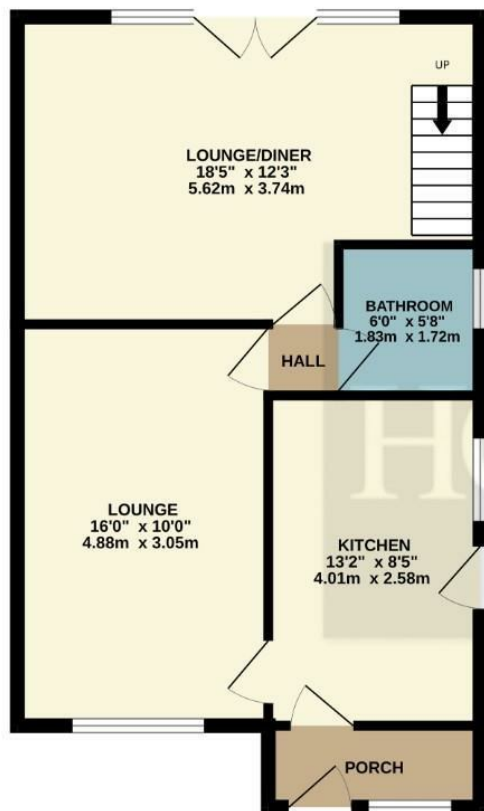
Agents Notes

Council Tax Band: C

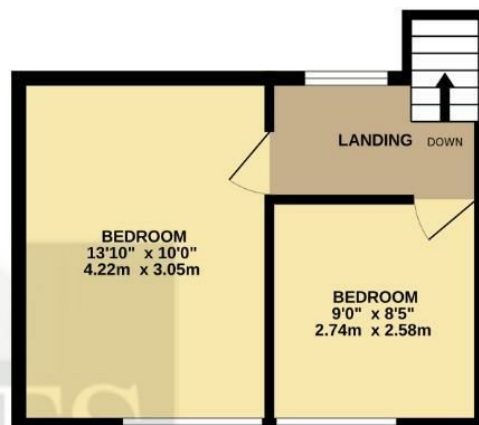




GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



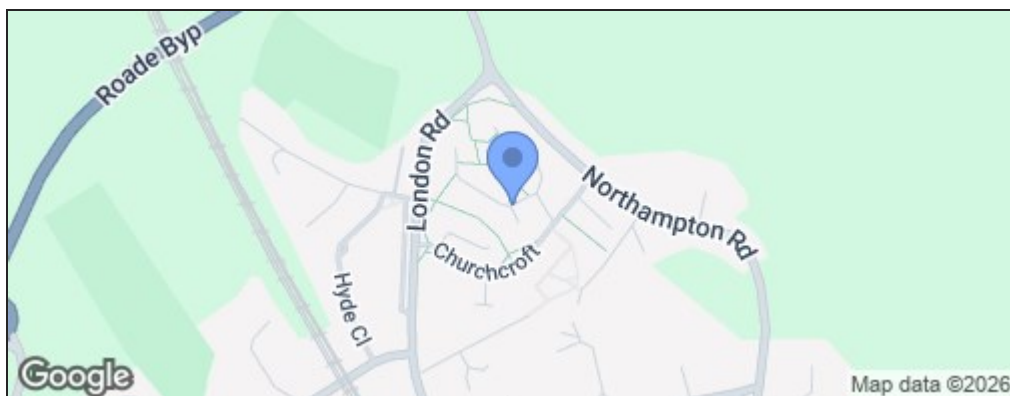
TOTAL FLOOR AREA: 811 sq.ft. (75.4 sq.m.) approx.

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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.