

**7 London Road
Roade
NORTHAMPTON
NN7 2NL**

Guide Price £260,000



- **IN NEED OF REFURBISHMENT**
- **TWO/THREE BEDROOMS**
- **NO CHAIN**
- **LARGE GARDENS**
- **ENERGY EFFICIENCY RATING: TBC**

- **DETACHED BUNGALOW**
- **VILLAGE LOCATION**
- **TWO RECEPTION ROOMS**
- **OFF ROAD PARKING TO FRONT & REAR**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

* In Need Of Refurbishment* A detached two/three bedroom bungalow on London Road presents a wonderful opportunity for those seeking a project to make their own.

The bungalow features two spacious reception rooms, providing ample space for relaxation and entertaining. There are two/three bedrooms, offering flexibility for families or those wishing to create a guest room or home office. The single bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the parking space available at the front and via a service road to the rear, ensuring convenience for residents and visitors alike. The bungalow is in need of refurbishment, allowing the new owner to personalize the space to their taste and style.

The property benefits from a sense of community while still being within easy reach of local amenities. Additionally, the absence of a chain means a smoother transition for potential buyers.

This bungalow is a rare find, offering both potential and charm in a desirable area. Whether you are looking to invest or create your dream home, this property is well worth considering.

Ground Floor

Entrance Hall

Radiator, access to loft, doors to:

Dining Room/Bedroom Three

12'5" x 12'10" (3.81 x 3.93)

Radiator, feature fireplace, UPVC double glazed window to front.

Lounge

12'6" x 12'8" (3.82 x 3.88)

Feature fireplace with back boiler, doors to:

Dining Room

11'1" x 6'11" (3.39 x 2.12)

Window to side, double glazed patio doors to rear, door to:

Kitchen

8'5" x 11'1" (2.58 x 3.38)

Modern fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, UPVC double glazed window to rear, door to side.

Bedroom One

12'7" x 12'0" (3.84 x 3.66)

Radiator, UPVC double glazed window to front.

Bedroom Two

11'2" x 12'4" (3.42 x 3.77)

Radiator, window to rear.

Shower Room

Suite comprising shower cubicle, hand wash basin, low level WC, built in storage cupboard.

Conservatory/Lean To/Utility Room

12'0" x 11'4" (3.66 x 3.46)

Comprising sink unit, plumbing for washing machine, timber and UPVC constructed, door to rear garden.

Externally**Front Garden**

Mature plants and trees, driveway for off road parking for one car, pathway leading to front door.

Rear Garden

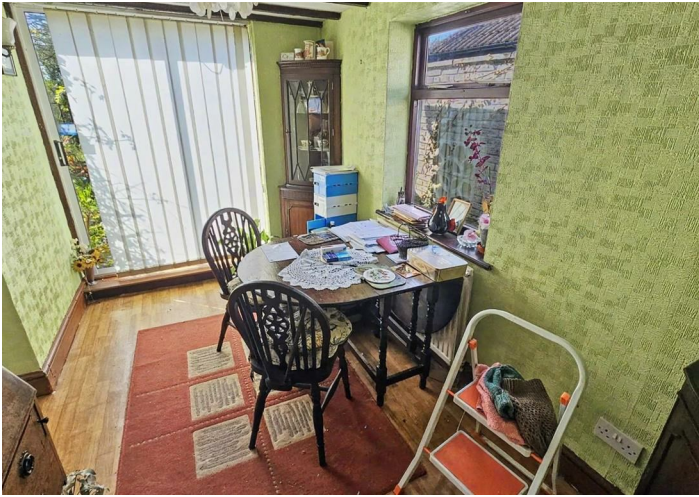
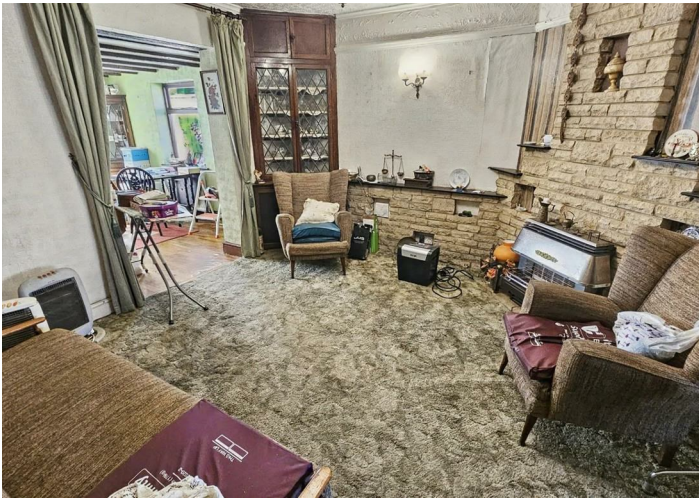
Paved patio area, lawn areas, flower and shrub borders, mature plants and trees, service road to the rear.

Garage

Single detached garage.

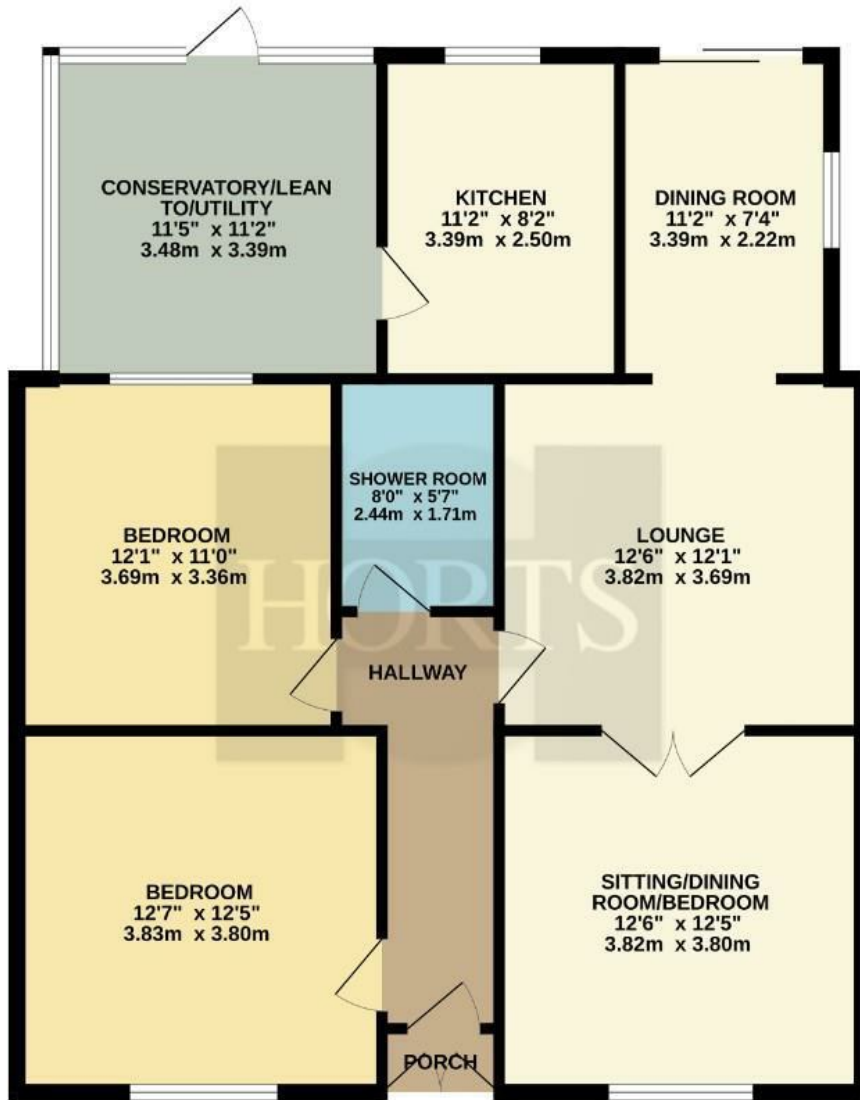
Agents Notes

Council Tax Band: D



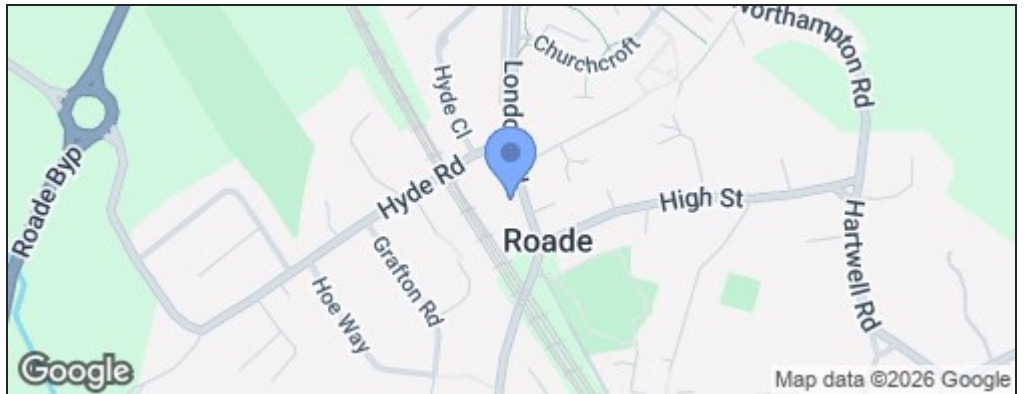


GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.