

**10 Pianoforte Road
Roade
NORTHAMPTON
NN7 2QL
£265,000**



- **SEMI DETACHED**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**

- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, two bedroom, semi detached property situated in the sought after south Northampton village of Roade. Close to local amenities, bus routes and local schools. The accommodation comprises in brief, entrance hall, cloakroom, lounge/dining room, kitchen, two bedrooms and bathroom. Additional benefits include gas to radiator heating, UPVC double glazing, off road parking and gardens to front and rear. (Currently a leasehold property, up for a set fee, can be converted to freehold).

Ground Floor

Entrance Hall

Radiator, stairs rising to first floor, doors to:

Cloakroom

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

Kitchen

10'0" x 7'9" (3.07 x 2.37)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, plumbing for washing machine, UPVC double glazed window to front.

Lounge/Dining Room

14'6" x 12'5" (4.42 x 3.80)

Built in storage cupboard, radiator, UPVC double glazed French doors to rear.

First Floor

First Floor Landing

Access to loft, doors to:

Bedroom One

14'7" x 8'4" (4.45 x 2.55)

Radiator, UPVC double glazed window to front.

Bedroom Two

13'11" x 7'5" (4.25 x 2.27)

Radiator, UPVC double glazed window to rear.

Bathroom

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

Externally

Front Garden

Surrounded by metal fencing, paved pathway to front door, lawn area with shrub borders, tarmac drive to the side of the property.

Rear Garden

Paved patio area leading to lawn, further secondary patio area, timber shed, gated side access.

Agents Notes

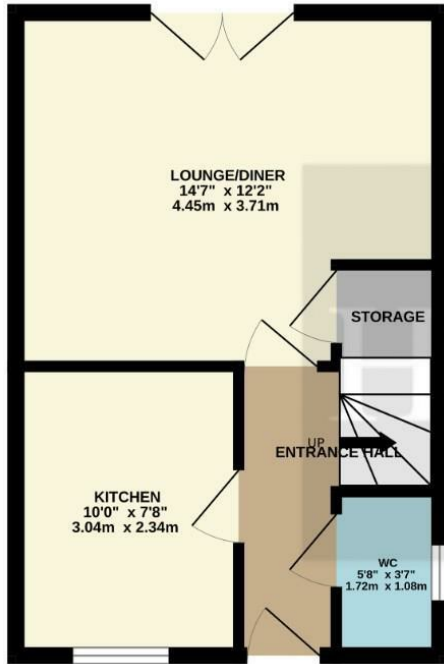
Council Tax Band: B

Tenure/Charges: Leasehold - 990 years left - Ground rent £125 per year Maintenance fee £130 per year

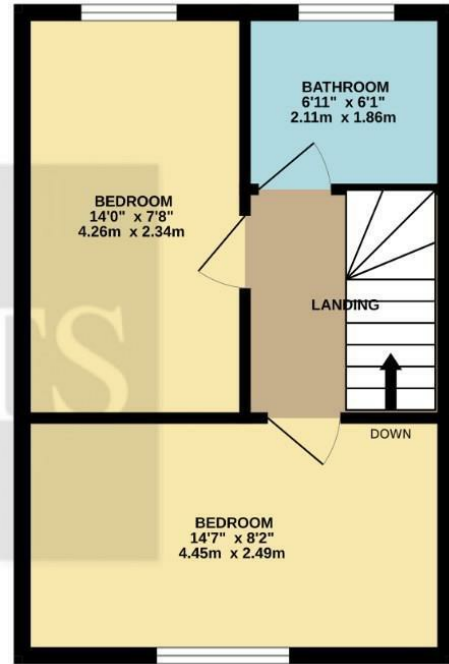




GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

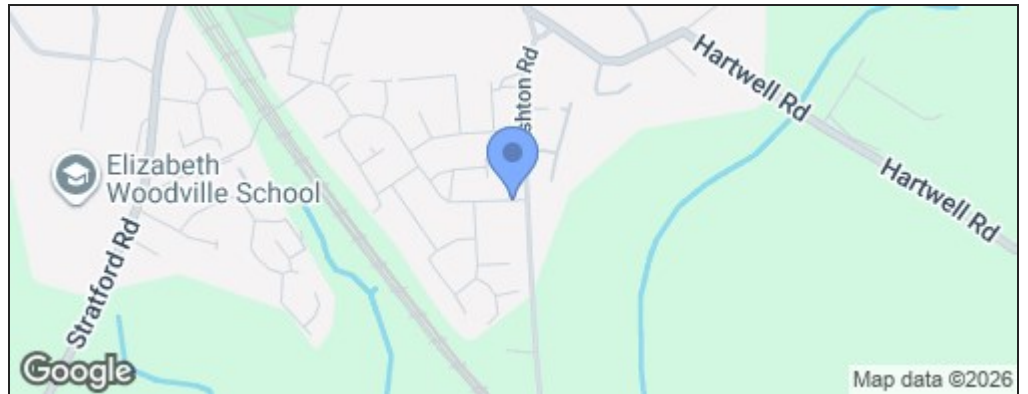


TOTAL FLOOR AREA : 646 sq.ft. (60.1 sq.m.) approx.

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		96
(81-91) B	83	
(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.