

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

Offers Over £250,000



- **TWO/THREE BEDROOMS**
- **NEEDS MODERNIZATION**
- **UPVC DOUBLE GLAZED**
- **GARDENS**
- **ENERGY EFFICIENCY RATING: E**

- **DETACHED BUNGALOW**
- **VILLAGE LOCATION**
- **GAS RADIATOR HEATING**
- **GARAGE**

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Roade, Northampton, this detached bungalow presents a wonderful opportunity for those seeking a peaceful retreat with the convenience of village life. Located on the desirable London Road, this property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow features two comfortable bedrooms, providing ample space for relaxation or accommodating family and friends. A well-appointed bathroom completes the living quarters, ensuring all essential amenities are within easy reach.

While the property is older and requires some modernization, it offers a blank canvas for potential buyers to infuse their personal style and preferences. The generous parking space for one vehicle adds to the practicality of this home, making it an ideal choice for individuals or small families.

One of the standout features of this property is its no chain status, allowing for a smoother and quicker transaction process. The village location enhances the appeal, offering a sense of community and tranquillity, while still being within easy reach of local amenities and transport links.

This bungalow is a rare find in a sought-after area, and with a little imagination and effort, it can be transformed into a delightful home. Whether you are a first-time buyer, looking to downsize, or seeking a project, this property is well worth considering.

Ground Floor

Entrance Porch

Double doors from outside, door to:

Entrance Hall

Radiator, access to loft, doors to:

Lounge

12'5" x 11'11" (3.81 x 3.64)

Feature fireplace, radiator, uPVC double glazed window to rear, door to:

Lounge/Bedroom Three

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

Feature fireplace, radiator, French doors to second reception room, uPVC double glazed window to front.

Kitchen

11'11" x 8'10" (3.64 x 2.70)

Comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, cooker point, boiler, plumbing for washing machine, uPVC double glazed windows to side and rear.

Bedroom One

x 379 (x 115.52m)

Radiator, uPVC double glazed window to front.

Bedroom Two

12'1" x 11'0" (3.69 x 3.36)

Radiator, uPVC double glazed window to rear.

Shower Room

Suite comprising shower cubicle with shower unit above, hand wash basin, low level w.c, tiled splash backs, radiator.

Externally**Front Garden**

mainly laid to lawn, fencing to the front with gated access and pathway to front door (ideal to drop curb and convert to parking, subject to planning).

Rear Garden

Paved patio, lawn, mature plants and trees, service road to rear of property with access to single garage.

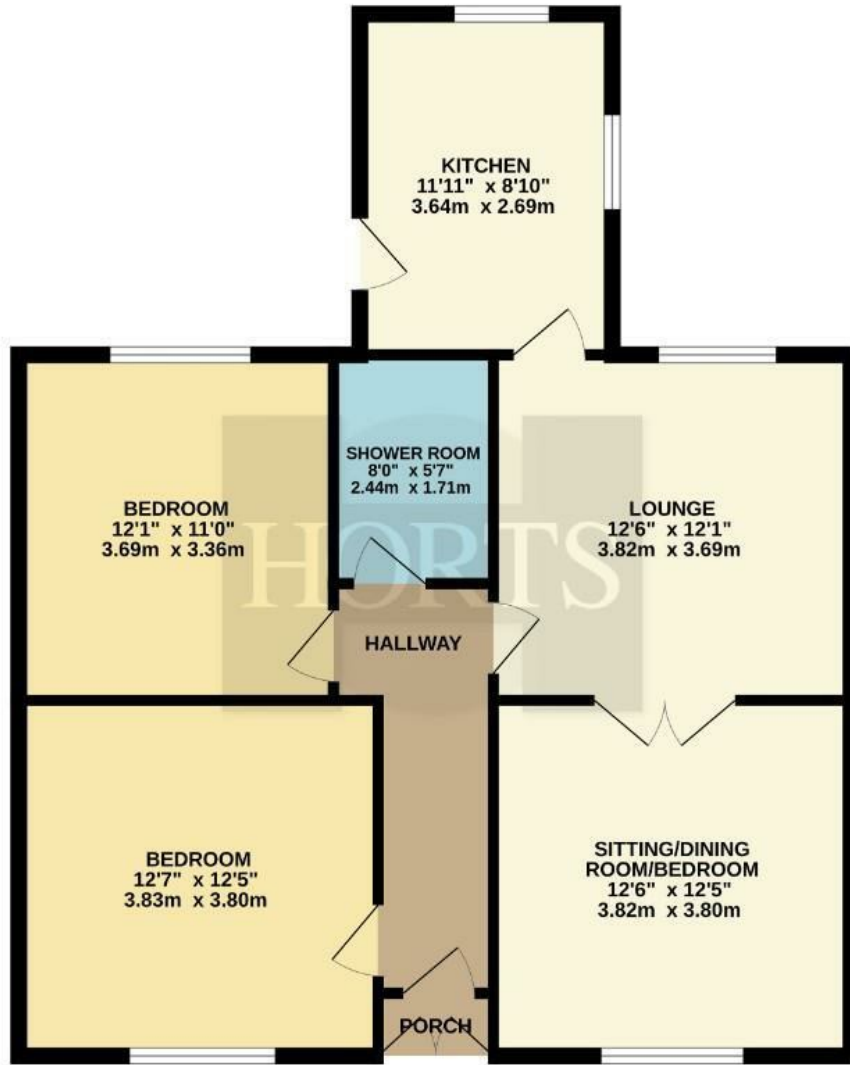
Garage

Single detached garage that needs attention.





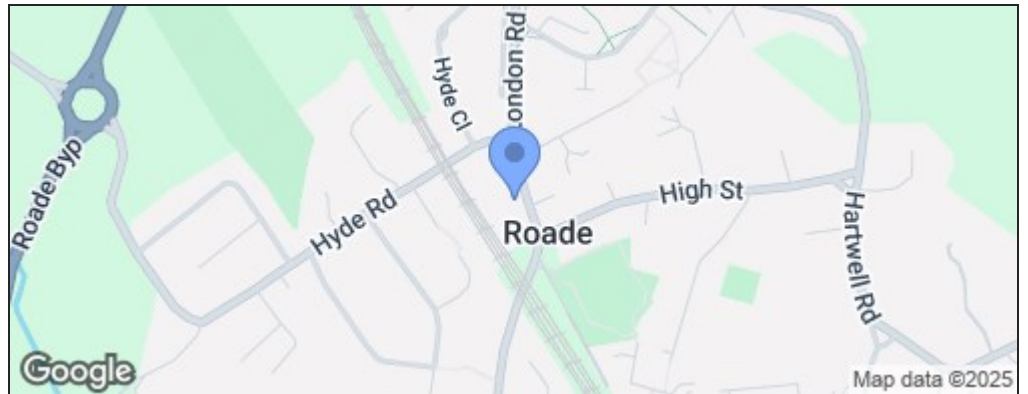
GROUND FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.