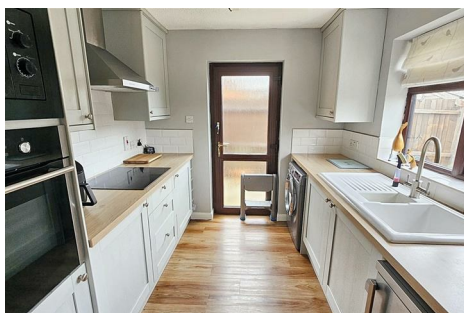


**8 Blisworth Road  
Roade  
NORTHAMPTON  
NN7 2ND**

**£330,000**



- **DETACHED BUNGALOW**
- **VILLAGE LOCATION**
- **VIEWS OVER PADDOCK LAND TO FRONT**
- **TWO RECEPTION ROOMS**
- **WELL PRESENTED**

- **THREE BEDROOMS**
- **NO CHAIN**
- **UPVC DOUBLE GLAZED**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A well presented three bedroom detached bungalow situated in the sought after South Northants village of Roade, with views to the front over paddock land.

The accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, three bedrooms and shower room. The Property also benefits upcoming double glazing, gas radiator heating, off road parking, and gardens to front and rear. No chain.

## **Ground Floor**

### **Entrance Porch**

Doors to:

### **Entrance Hall**

Vinyl flooring, radiator, doors to:

### **Lounge**

14'1" x 13'5" (4.30 x 4.10)

TV point, radiator, uPVC double glazing window to front with fitted shutter blinds.

### **Dining Room**

11'6" x 9'1" (3.53 x 2.78)

Vinyl flooring, radiator, uPVC double glazed French door out to garden.

### **Kitchen**

8'4" x 8'1" (2.56 x 2.47)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, electric hob with extractor fan above, electric oven, microwave, plumbing for washing machine, vinyl flooring, uPVC double glazed window to rear, uPVC double glazed door to side.

### **Utility Room**

A range of floor standing cupboards, tall larder cupboard, eye level cupboards, space for tumble dryer, radiator, vinyl flooring, uPVC double glazed window to rear.

### **Bedroom One**

14'9" x 10'2" (4.51 x 3.12)

Radiator, fitted wardrobes, uPVC double glazed window to side.

### **Bedroom Two**

10'0" x 8'3" (3.07 x 2.53)

Radiator, uPVC double glazed window to front.

### **Bedroom Three**

9'1" x 7'5" (2.77 x 2.27)

Radiator, uPVC double glazed window to side.

### **Shower Room**

Suite comprising large walk in shower cubicle with shower unit above, hand wash basin with vanity cupboard below, low level w.c, tiled flooring and splash areas, heated towel rail, uPVC double glazed window to side.

## **Externally**

### **Front Garden**

Mainly laid to lawn, block paved driveway with off road parking.

**Rear Garden**

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

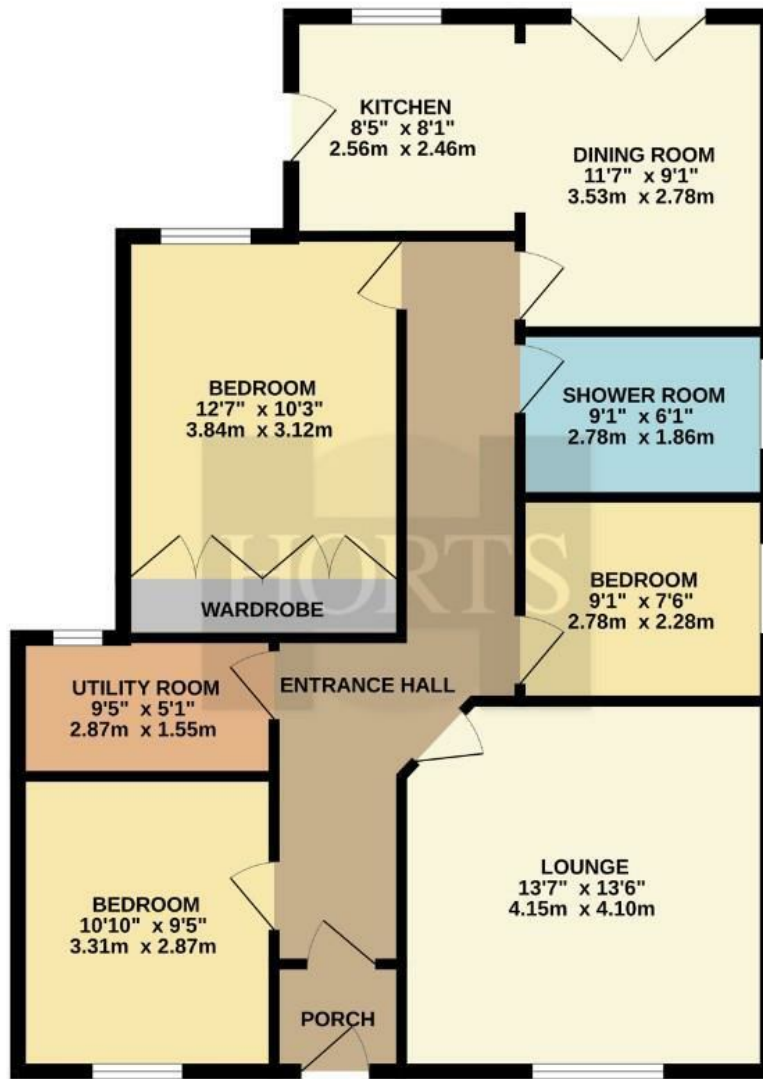
**Agents Notes**

Council Tax Band: C





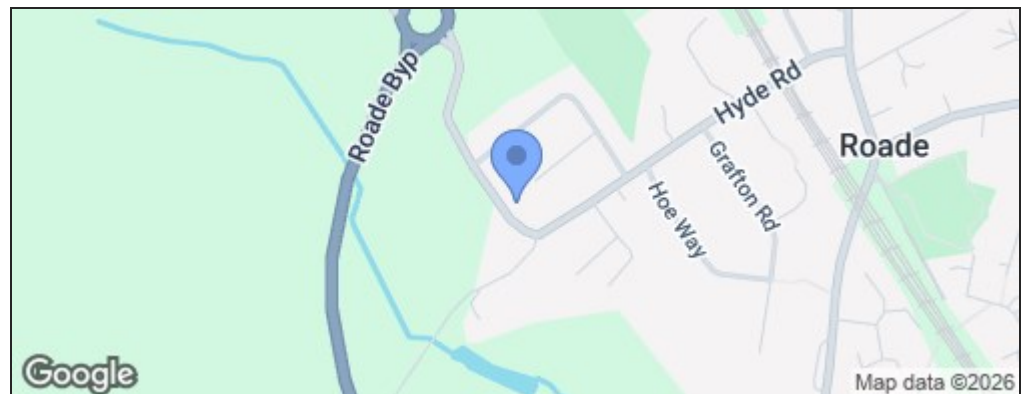
GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>	66		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.