

**21 Abbots Way  
Roade  
NORTHAMPTON  
NN7 2LY**

**Guide Price £240,000**



- **END OF TERRACE**
- **NEEDS MODERNISATION**
- **VILLAGE LOCATION**
- **KITCHEN/DINING ROOM**
- **ENERGY EFFICIENCY RATING: TBC**

- **THREE DOUBLE BEDROOMS**
- **LARGE GARDENS**
- **NO CHAIN**
- **UPVC DOUBLE GLAZED (WHERE SPECIFIED)**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A mature three double bedroom end of terrace property situated in the sought after South Northants village of Roade.

The property is in need of some modernisation and comprises entrance hall, cloakroom, lounge, kitchen/dining room, three double bedrooms and bathroom with separate toilet.

The property benefits UPVC double glazing and large gardens to front and rear. No Chain.

## **Ground Floor**

### **Entrance Porch**

Door leading to side passage, door to entrance hall, window to front.

### **Entrance Hall**

Stairs leading to first floor landing, doors to:

### **Lounge**

16'1" x 11'2" (4.92 x 3.41)

Feature fireplace with gas fire servicing radiators, two uPVC double glazed windows to front.

### **Kitchen/Dining Room**

13'3" x 11'7" (4.04 x 3.54)

Comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, cooker point, plumbing for washing machine, Aga servicing hot water, walk in pantry, uPVC double glazed window to rear.

### **Side Passage**

Leading through the house with door out to garden, door to entrance hall.

### **Cloakroom**

Suite comprising hand wash basin, w.c, tiled flooring, window to rear.

## **First Floor**

### **Bedroom One**

15'9" x 9'5" (4.81 x 2.89)

Radiator, built in cupboard, uPVC double glazed window to front.

### **Bedroom Two**

15'1" x 11'2" (4.60 x 3.42)

Radiator, two uPVC double glazed windows to front.

### **Bedroom Three**

11'8" x 7'10" (3.57 x 2.40)

Radiator, uPVC double glazed window to rear.

### **Bathroom**

Suite comprising bath unit, hand wash basin, uPVC double glazed window to rear.

### **Toilet**

W.C, uPVC Double glazed window to rear.

## **Externally**

**Front Garden**

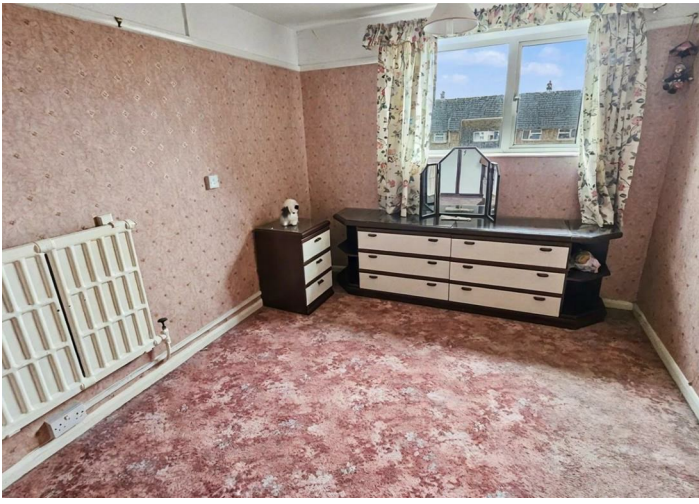
Large front garden with the potential to make off road parking, laid to lawn, paved path leading to front door.

**Rear Garden**

Paved patio leading to large area laid to lawn, side access.

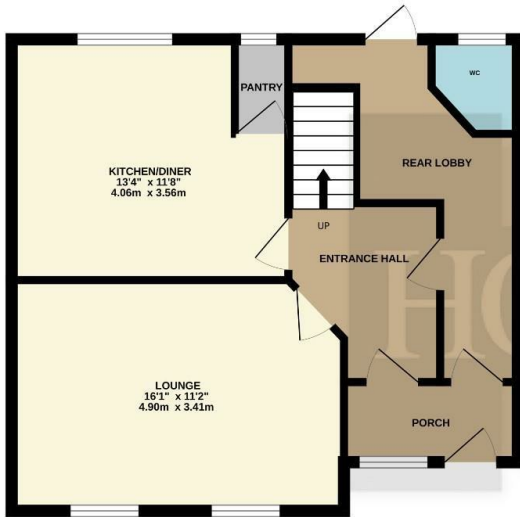
**Agents Notes**

Council Tax Band: B





GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



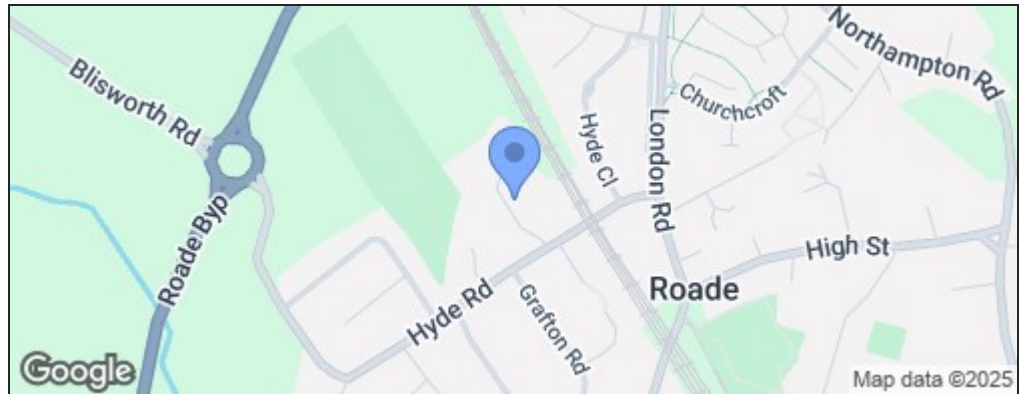
1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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.