

**24 Tithe Way  
Roade  
NORTHAMPTON  
NN7 2PJ**

**Offers Over £250,000**



- SEMI DETACHED
- TWO BEDROOMS
- NO CHAIN
- KITCHEN/DINING ROOM
- GARDENS

- DORMA STYLE
- VILLAGE LOCATION
- GARAGE
- TWO SHOWER ROOMS
- ENERGY EFFICIENCY RATING: TBC

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A two bedroom semi detached Dorma style property situated in the sought after south Northants village of Roade. The accommodation comprises entrance porch, kitchen/dining room, lounge, study, wet room and bedroom to the ground floor and a further bedroom, shower and large loft storage (easily converted to a third bedroom subject to planning). The property also benefits uPVC double glazing, gas radiator heating, single garage and gardens to front and rear. No chain.

## **Ground Floor**

### **Entrance Porch**

UPVC double glazed window to front and side, door to;

### **Kitchen/Dining Room**

12'9" x 8'5" (3.90 x 2.59)

Fitted kitchen comprising sink with base cupboards below, range of floor standing cupboards with work tops above, eye level cupboards, tiling above work tops, plumbing for washing machine, built in gas hob and electric oven, UPVC double glazed window to side, UPVC double glazed door to side, door to;

### **Inner Hallway**

Doors to;

### **Bedroom One**

12'9" x 9'6" (3.89 x 2.90)

Radiator, UPVC double glazed window to rear, built in wardrobes.

### **Wetroom**

Comprising wall mounted shower unit, hand wash basin, low level W/C, radiator, UPVC double glazed window to side.

### **Study**

9'2" x 8'9" (2.81 x 2.67)

Stairs leading to first floor landing, radiator, under stairs storage cupboard, UPVC double glazed window and door to rear.

## **First Floor**

### **Landing**

Two built in storage cupboards, doors to;

### **Bedroom Two**

15'5" x 10'0" (4.72 x 3.06)

Radiators, UPVC double glazed windows to front.

### **Shower Room**

Comprising tiled shower cubicle, pedestal hand wash basin, low level W/C, tiled splash areas, radiator, UPVC double glazed window to rear.

### **Loft Storage Room**

9'7" x 12'2" (2.94 x 3.72)

Lighting connected.

## **Externally**

**Front Garden**

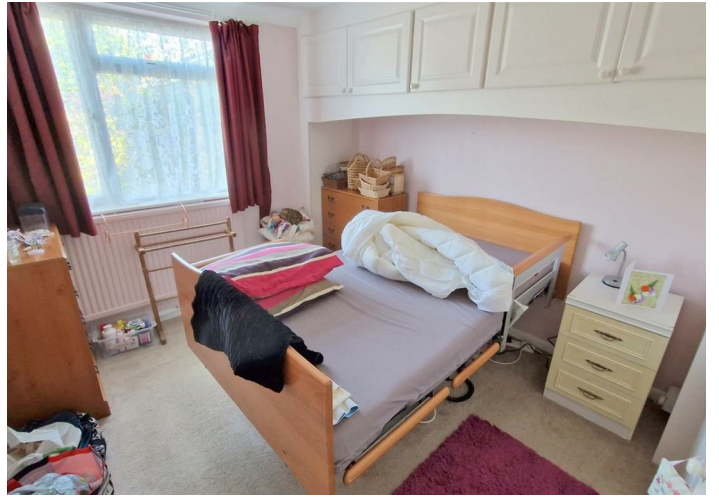
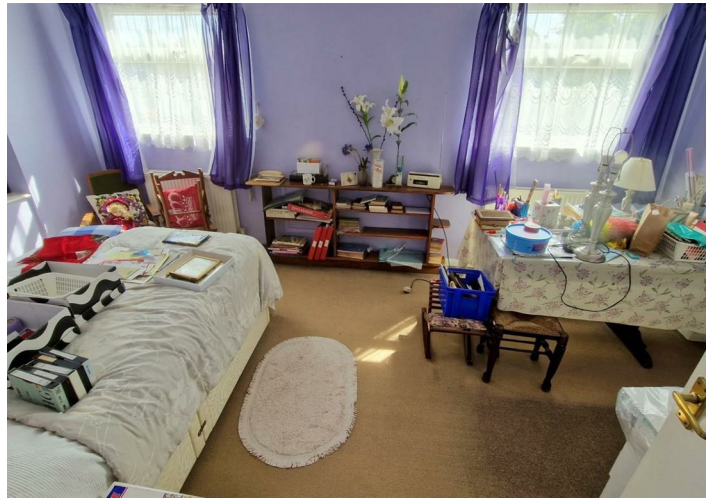
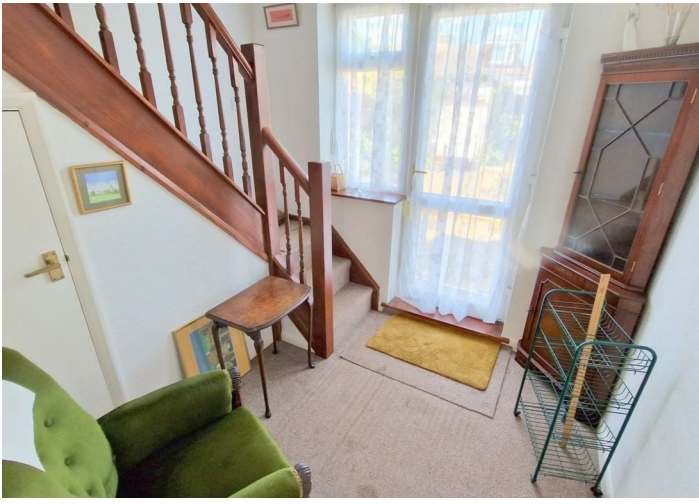
Mainly laid to lawn with flower and shrub borders, mature plants and tree.

**Rear Garden**

Patio area leading onto lawn, flower and shrub borders, timber gate.

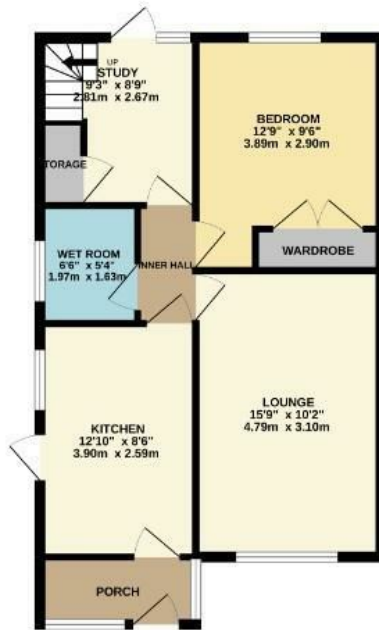
**Garage**

Single garage with up and over door.

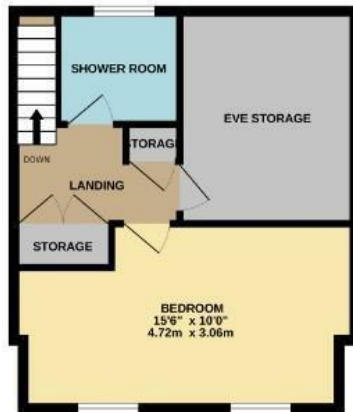




GROUND FLOOR

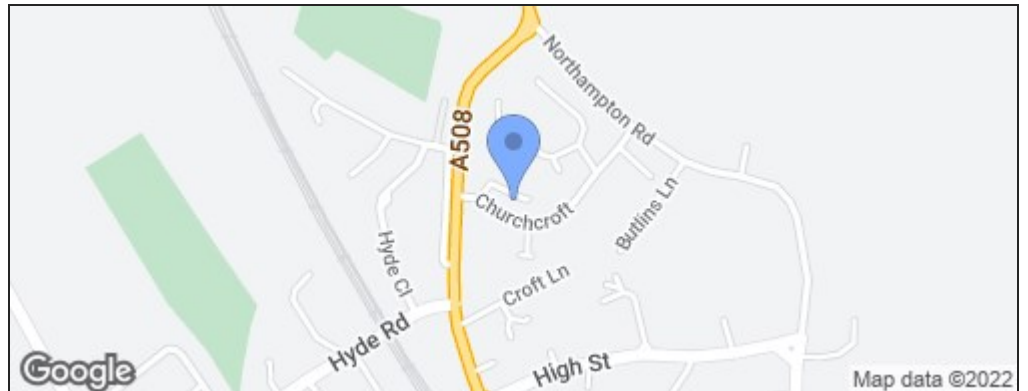


1ST FLOOR



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 firms employment has the authority to make or give any representation or warranty in respect of the property.