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Hoe Way, Roade  
Northampton  
Northamptonshire, NN7 2NG  
£330,000 Terraced



Department: Sales

Tenure: Freehold



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A SPACIOUS FAMILY TERRACED HOUSE WITH A LARGE GARDEN, SITUATED IN THE POPULAR VILLAGE OF ROADE, WELL SERVED WITH AMENITIES.

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#### GROUND FLOOR

- HALLWAY
- KITCHEN
- LIVING ROOM
- LEAN TO
- WC

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#### OUTSIDE

- DRIVEWAY
- REAR GARDEN

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#### FIRST FLOOR

- LANDING
- BEDROOM ONE
- WALK IN WARDROBE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM
- WC

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## THE PROPERTY

A SPACIOUS FAMILY TERRACED HOUSE WITH A LARGE GARDEN, SITUATED IN THE POPULAR VILLAGE OF ROADE, WELL SERVED WITH AMENITIES.

The accommodation comprises welcoming entrance hall with doors leading to all principal rooms of sitting room with fireplace, kitchen/breakfast room with understairs storage, rear lean to incorporating a WC and with access to the garden, first floor landing, main bedroom with walk in wardrobe/dressing area, two further double bedrooms, family bathroom with shower and bath and a separate washroom with WC.

Outside is a front garden and gravelled driveway via a dropped kerb and a rear garden extending to over 70' in length with two timber outbuildings, one used for storage and the other as a workshop. This is a nicely kept home and recommended for a viewing.

EPC Rating: D. Council Tax Band: B.







## MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Driveway
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

Accessed via the A508 which links Northampton and Milton Keynes, Roade village is just 2 miles south of M1 J15. Much of the village's history can be attributed to the advent of the railway in the 19<sup>th</sup> Century, which saw local men and boys help to construct a cutting, line and station in the village. Completed in 1838 the station was unfortunately closed in 1964 though the West Coast Main Line continues to operate through the cutting. Today, this popular village has sought after primary and secondary schools as well as numerous facilities to include a medical centre, post office, library, newsagent, public houses, restaurants, estate agent, garages, Methodist and Anglican churches. A variety of regular bus services operate through the village mainly to Northampton and Milton Keynes, both of which offer mainline train services to London as part of their timetables.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2.These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

