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Priory Crescent, Roade
Northampton
Northamptonshire, NN7 2NF
£290,000 - Offers Over Semi Detached



Department: Sales

Tenure: Freehold



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VIEWING RECOMMENDED OF THIS LOVELY SEMI-DETACHED HOME
WITH A GOOD SIZE, SOUTHERLY FACING GARDEN.

GROUND FLOOR

- HALLWAY
- OFFICE
- KITCHEN
- LOUNGE

FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

OUTSIDE

- FRONT GARDEN
 - REAR GARDEN
-





THE PROPERTY

VIEWING RECOMMENDED OF THIS LOVELY SEMI-DETACHED HOME WITH A GOOD SIZE, SOUTHERLY FACING GARDEN.

We are delighted to bring to market this spacious, family, house situated in the popular village of Roade, well served with everyday amenities. The property has been improved with accommodation comprising: a welcoming entrance hall with doors leading to 'L' shaped lounge/diner with fireplace and flue for wood burner and doors to garden, garage conversion to a playroom or study, re-fitted kitchen with offset utility area, first floor landing, three bedrooms and a family bathroom.

Outside is front garden driveway giving off road parking and a side gate to an attractive, enclosed rear garden enjoying a southerly aspect. There are three storage sheds at the back of the garden and fruit tree.

A nicely kept home and recommended for a viewing.

EPC Rating: TBC. Council Tax Band: C







MATERIAL INFORMATION

| | |
|----------------------|--|
| Type | Semi Detached |
| Age/Era | Ask Agent |
| Tenure | Freehold |
| Ground Rent | Ask Agent |
| Service Charge | Ask Agent |
| Council Tax | Band C |
| EPC Rating | Ask Agent |
| 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 | Off-street |
| 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 19th 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

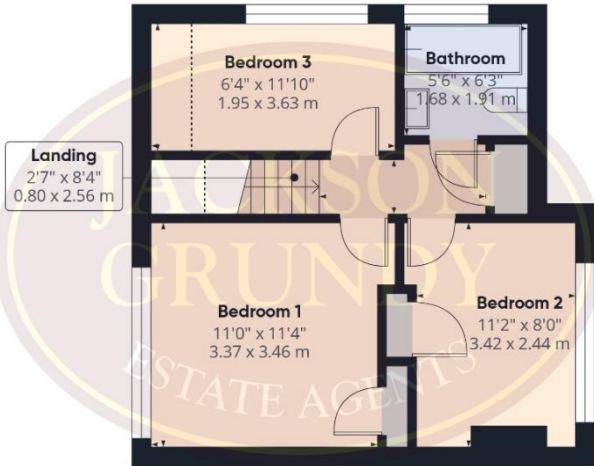
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FLOORPLAN

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



Floor 0



Floor 1



Approximate total area⁽¹⁾

900 ft²
83.7 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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