

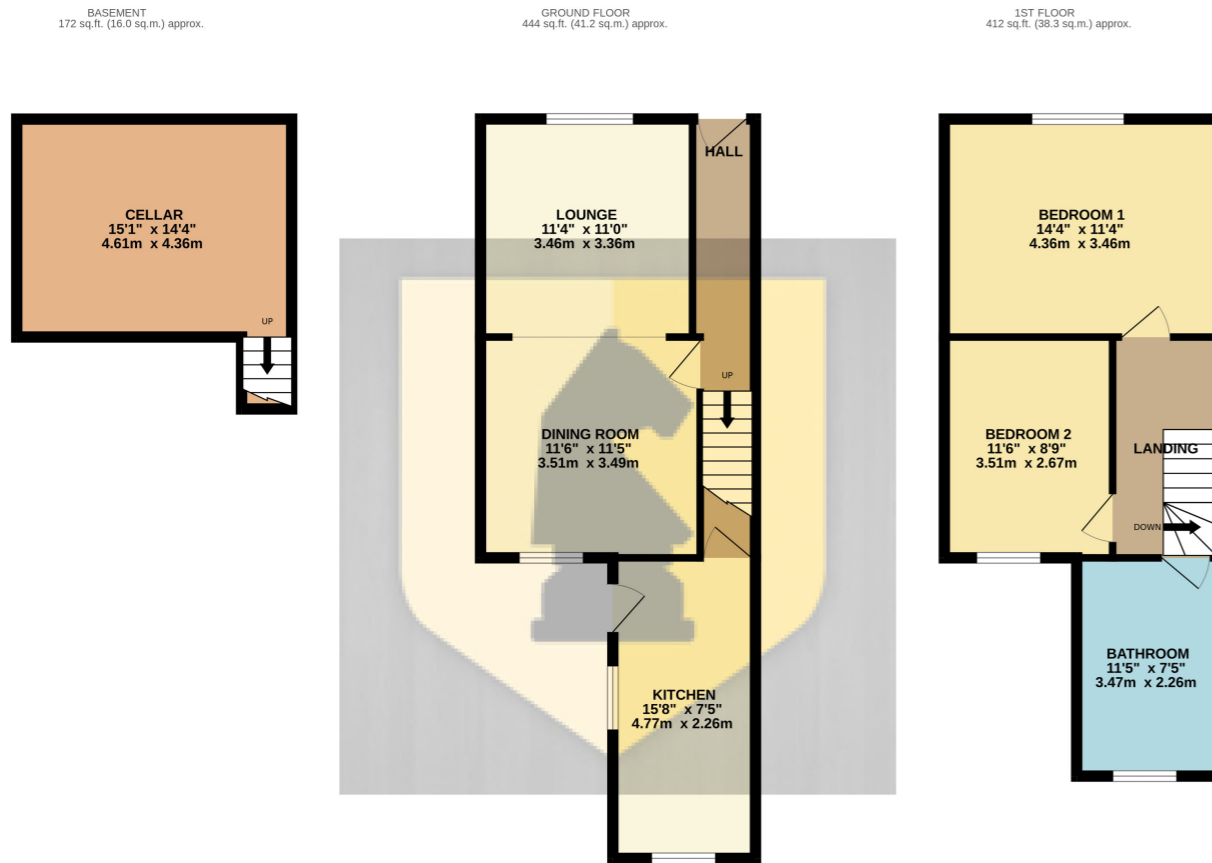
Make the right move!



9 Roe Road, Northampton. NN1 4PH.

£230,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market this immaculately presented two bedroom victorian terraced property situated in the heart of Abington and close to the local amenities of the Wellingborough Road. The accommodation briefly comprises of entrance hall, lounge, dining room, kitchen, cellar. To the first floor there are two bedrooms and a large four piece bathroom. To the rear is an enclosed garden. The property is offered in excellent condition throughout and further benefits from gas radiator heating and upvc double glazing. An ideal first time or investment purchase.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Entrance Hall

Entry gained via a upvc double glazed door. Stairs to the first floor. Door to;

Dining Room

11' 6" x 11' 3" (3.51m x 3.43m) Stripped oak floor. Radiator. Upvc double glazed window to the rear aspect. Door to Kitchen. Opening to;

Lounge

11' 4" x 11' 0" (3.45m x 3.35m) Upvc double glazed window to the front aspect. Radiator. Traditional Victorian Style open fire.

Kitchen

15' 8" x 7' 5" (4.78m x 2.26m) Galley style kitchen with quarry tiled floor. Kitchen suite in white with oak block work surfaces. Sink and drainer unit with mixer tap over. Space and plumbing for appliances. Two upvc double glazed windows and door onto the garden. Door to cellar.

Cellar

14' 7" x 11' 2" (4.45m x 3.40m) Power and light connected.

Landing

Loft hatch and doors to all rooms;

Bedroom One

Upvc double glazed window to the front aspect. Radiator.

Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m) Upvc double glazed window to the rear aspect. Radiator.

Bathroom

11' 5" x 7' 5" (3.48m x 2.26m) Four piece bathroom suite including a shower cubicle, bath, sink and wc. Obscure upvc double glazed window to the rear aspect.

Rear Garden

A paved patio area leads to a lawn. To the rear is a hardstanding. Enclosed with timber panel fencing and brick walls.,

