

Roe Road, Northampton Northamptonshire NN1 4PH



£232,500

This exceptionally well presented two bedroom home combines period features with modern fittings and benefits from additional areas including an office, downstairs WC and dressing room. The property itself is located in Abington with a plethora of local amenities including supermarkets, restaurants and green spaces. The accommodation on the ground floor comprises off a Hallway, Lounge/diner with working fire, Kitchen with modern units, Office with two windows providing ample light and downstairs WC. To the first floor there are two double bedrooms, dressing room and modern bathroom with three piece suite including a bath with shower over. There is also double glazing throughout bringing together a unique and ideal home.

Enter Via

Composite door with two double glazed decorative inserts into:

Hallway

Single Panel radiator, grey laminate flooring, stairs to first floor and door into Lounge/diner.





Lounge/Diner

6.726 x 3.447 narrowing to 3.314

Double glazed window to front and rear, two double panel radiators, picture rail, laminate flooring, two feature fireplaces with tiled hearth and surround. Door into kitchen.





Kitchen

3.783 x 3.359

Vertical radiator, tiled flooring and double glazed window to side. There is a range of base and eye level grey units with integrated matt black sink with drainer, integrated fridge/freezer, integrated washing machine, oven and electric hob with extractor over. There is also a door into the cellar and a uPVC door with double glazed insert into the office.



Office

6'11" x 5'10" (2.115 x 1.790)

Two double glazed windows, double panel radiator, door into WC, uPVC door with double glazed insert into garden.

Downstairs WC

Tiled flooring, tiled walls to half height and WC.

Landing

Cupboard, double panel radiator, doors to two bedrooms, dressing room and bathroom.



Bedroom One

14'4" x 10'2" (4.38 x 3.121)

Double glazed window, double panel radiator, picture rail and fitted cupboard.

Bedroom Two

11'5" x 8'9" (3.49 x 2.682)

Double glazed window and single panel radiator.



Bathroom

Obscured double glazed window, Victorian style radiator with towel rail, tiled flooring, tiled walls to different heights. There is a three piece suite with pedestal wash hand basin, low level WC and bath with shower over.

Dressing Room

1.545 x 1.6

Double glazed window to side.

Cellar

Obscured double glazed window to front, light and power.

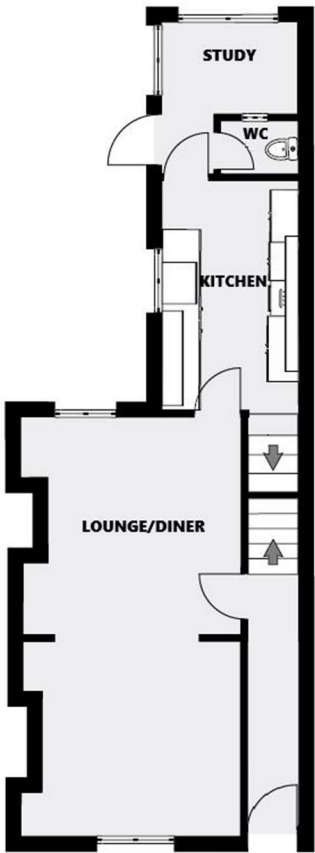


Garden

Patio area with step up up to laid lawn with planting borders to two sides and a further paved area to the rear of the garden.

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Please note this floor plan is for marketing purposes and is to be used as a guide only.

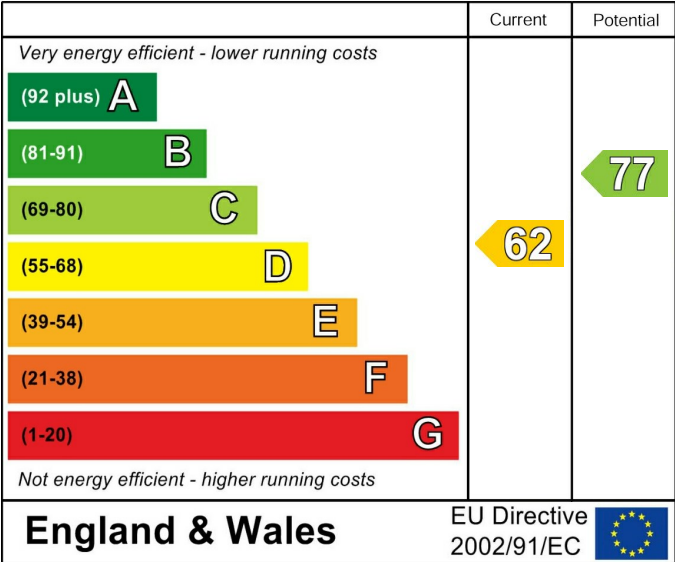


Ground Floor



First Floor

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

