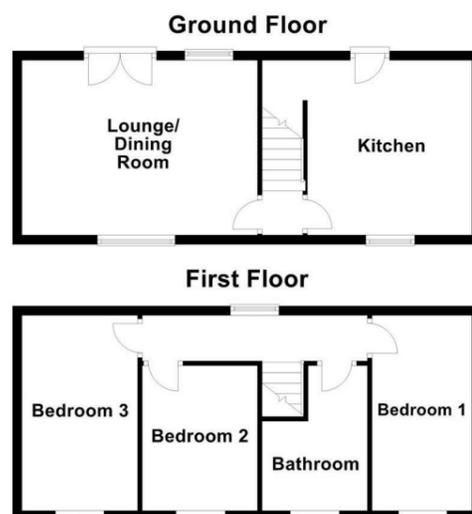




10 The Leys, Road, Northampton, NN7 2NR



Not to scale. For illustrative purposes only

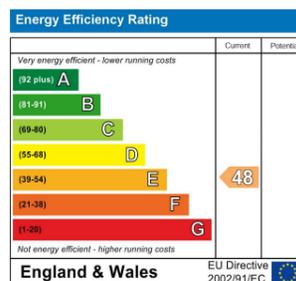
AUCTION GUIDE PRICE £220,000

FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE: £220,000-245,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

A well-presented three-bedroom semi-detached cottage located in the heart of the popular village of Roade, Northamptonshire, within walking distance of local amenities including shops, public house and primary school, and offering convenient access to the A5 and M1. The accommodation comprises an entrance hall, a bright dual-aspect living/dining room and a fitted kitchen with ample storage and space for a breakfast table. To the first floor are three double bedrooms and a recently updated family bathroom. Externally, the property benefits from a low-maintenance front garden and a private enclosed rear courtyard. Further features include gas central heating, uPVC double glazing and retained character elements such as exposed beams.

The property would suit both owner-occupiers and investors, and viewing is recommended to appreciate the location and charm on offer.

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10 The Leys, Roade, Northampton, NN7 2NR

ACCOMMODATION

GROUND FLOOR

KITCHEN

12'1 x 11'6

Entrance leads into bright spacious kitchen with ample storage with additional space underneath the stairs.



LOUNGE/DINER

16'6 x 12'3

Spacious lounge/ diner space with wooden flooring, a fireplace and windows to the front of the house. Access to the rear garden through the back door.



FIRST FLOOR

LANDING

BEDROOM ONE

13'8 x 7

Front-facing UPVC window, carpet and single panel radiator.



BEDROOM TWO

10'2 x 7'7

Front-facing UPVC window, carpet and single panel radiator.



BEDROOM THREE

13'8 x 8'1

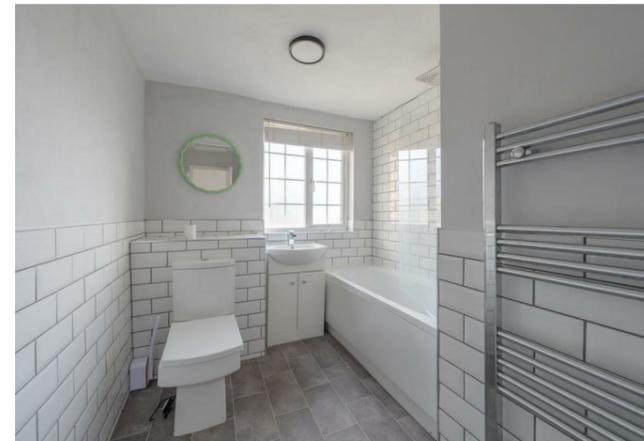
Front-facing UPVC window, carpet and single panel radiator.



BATHROOM

10'2 x 7'2

Modern bathroom featuring a bathtub / shower, low-level WC, wash basin with cabinets, heated towel rail, fully tiled wall and a front-facing UPVC window.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

South Northamptonshire Council - Band C

LOCAL AMMENTIES

Within the village of Roade there are shopping facilities including a Post Office, two newsagents, pharmacy, a garage and a petrol filling station with a Costcutter. There is a Medical Centre, Chemist, Football and Bowls Club, a Public House and the Roadhouse cafe and yoga bar, local schooling includes Roade Primary School in Hartwell Road and Elizabeth Woodville School with sixth form on Stratford Road. M1 Junction 15 is approximately two miles

distant, with good shops nearby on the edge of Northampton and in Towcester. Milton Keynes and its railway station are 20 minutes away and the X6 bus route also to Milton Keynes.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £1,500 (£1,800 plus VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,140 (£950 plus VAT).

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For further information on viewing call 01604 259773