

Simplex Way  
Road  
NN7 2QR

£250,000

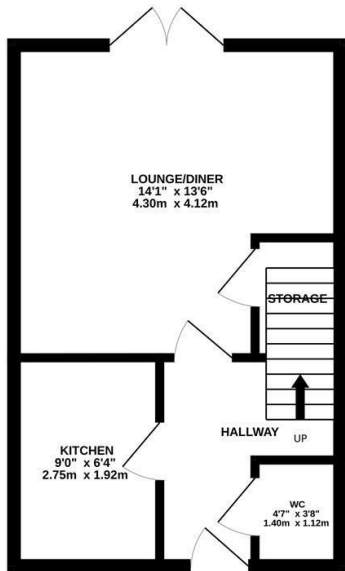


OSCAR JAMES

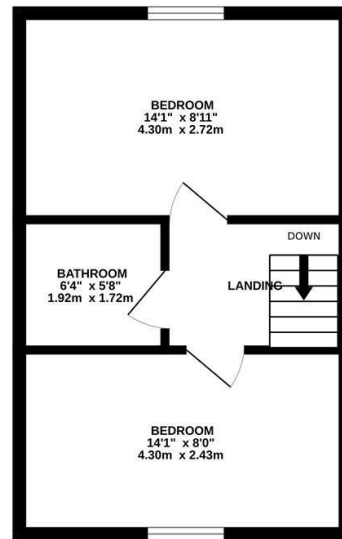
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# FLOOR PLANS

GROUND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## AT A GLANCE...



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## WHAT'S GREAT?

Situated within the Popular Village of Roade is this perfect first time buy! On a modern development, tucked in a cul de sac and presented in great condition throughout is this two double bedroom property. With great road links close whilst being nestled in a village this is a GREAT BUY!

The ground floor accommodation comprises a spacious lounge/diner featuring French doors flowing to the rear garden and the brilliant addition of Air conditioning. The kitchen is modern with spaces for appliances plus you have a downstairs cloakroom.

Continuing to the first floor you will find two generous double bedrooms and the family bathroom comprising a modern three piece suite.

The rear garden has been landscaped with a very low maintenance finish providing plenty of seating space. There is also a driveway for two vehicles to the side of the property.

This is a lovely home in a great village so please call us today to arrange your viewing!

...expect excellence



# SELLER'S SECRET

This was a great first time buy! Its modern and has everything I needed I also added air conditioning which is wonderful through them warmer months!



*Why we like it....*

Perfect first time buy or downsize. Being so close to major road links but still being situated in a village gives you the best of both worlds

*To buy or not to buy....*

# OSCAR JAMES

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