



4 Fir Tree Grove | Bozeat | NN29 7NQ



Matthew
Nicholas



Offers In The Region Of £275,000

An Alfred Underwood three bedroom semi detached house with attached single garage enjoying a generous corner plot in an attractive cul-de-sac. Offering PVCu double glazing and an electric Potterton heating system, the property still provides plenty of scope for a buyer to upgrade to their own tastes. The accommodation briefly comprises a hallway, sitting room, kitchen/diner and a utility/storeroom. The first floor landing leads to three bedrooms and a bathroom. No chain and viewing is advised.

- Underwood built three bedroom semi-detached
- Electric Potterton heating system
- No onward chain
- Corner plot
- PVCu double glazing
- Potential to improve

Composite entrance door leading from the front into the

Entrance Hall

Radiator, cloaks cupboard, stairs to first floor, door to

Sitting Room

13'5" x 15'2" (4.10 x 4.64)

Window to front, Ornamental fireplace with stone surround and TV plinth to side, radiator, TV point, coving, door to

Kitchen/Dining Room

16'9" x 8'9" (5.11 x 2.68)

Fitted with a range of base and eye level units with worksurfaces above, inset stainless steel sink with drainer and taps above, space for cooker, space and plumbing for washing machine, space for dining table and fridge/freezer, tiling to splash areas, radiator, understairs store, window to rear and glazed door into

Store/Utility

9'7" x 3'8" (2.94 x 1.12)

Window and door to garden, power and light connected, opening through to the garage.

First Floor Landing

Window to side, loft access hatch, doors to all principal rooms.

Bedroom One

10'0" x 14'0" (3.06 x 4.28)

Window to front, radiator, range of built in bedroom furniture.

Bedroom Two

9'11" x 9'10" (3.03 x 3.02)

Window to rear, radiator.

Bedroom Three

7'0" x 7'11" (2.14 x 2.43)

Window to front, radiator.

Bathroom

6'11" x 5'2" (2.12 x 1.60)

Fitted with a three piece suite including a low level WC, wash hand basin and shower area with glazed screen and door, splashback tiling, heated towel rail, window to rear.

Outside

The property stands in the corner of the cul-de-sac with low wall retained and lawned and planted front garden. Single width drive for one car leading to the attached garage and main entrance door. Gated access to the rear garden.

Garage

9'7" x 18'11" (2.93 x 5.77)

Up and over door. Opening through to the utility/store area.

Rear Garden

Mainly laid to lawn with extensive planting, paved patio and several maturing inset trees.

Enclosed by fencing.

Material Information

Electricity Supply: Mains

Gas Supply: None

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





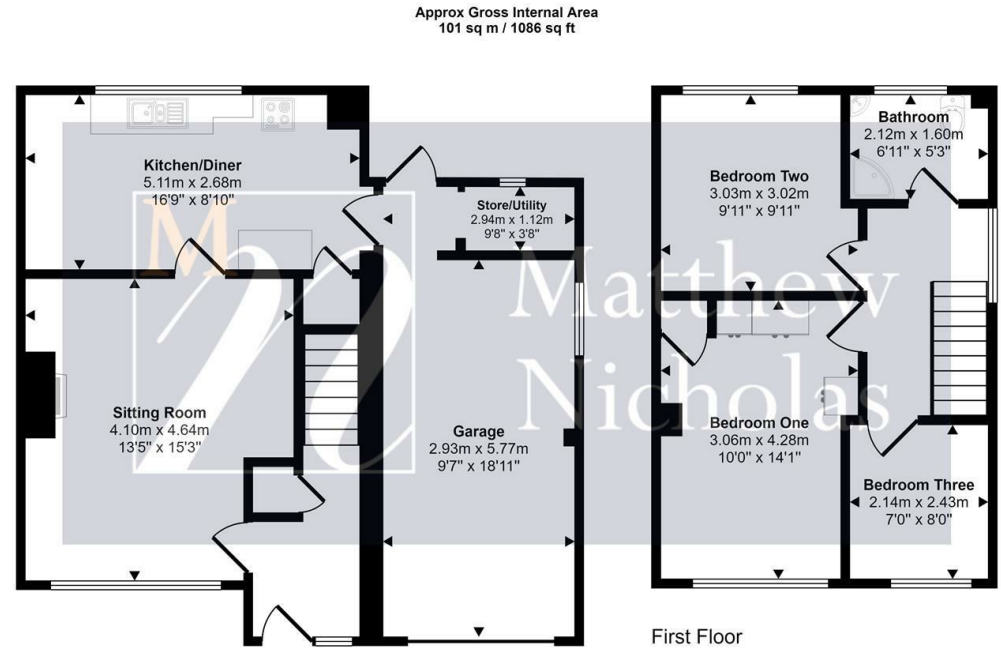
Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1086.00 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	56
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Ground Floor
Approx 63 sq m / 679 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

