



23 Mile Street | Bozeat | NN29 7NB



Matthew
Nicholas



Price Guide £170,000

Offered to the market with no onward chain is this stone built two bedroom cottage in the village centre of Bozeat. The property is in need of full refurbishment and modernisation but benefits from two double bedrooms and two bathrooms, a well proportioned sitting room and kitchen. The property in brief comprises a sitting room, dining area, kitchen/breakfast room, two bedrooms and two bathrooms. The outside offers a semi-open courtyard garden in need of landscaping which is NOT attached to the property.

- Two bedroom stone built cottage
- Courtyard garden
- Gas central heating
- Bathrooms to both bedrooms
- In need of refurbishment
- Village location

Timber door leading into

Entrance Hall

Radiator, stairs to first floor landing, tiled flooring, panel door into

Sitting Room

12'7" x 11'8" (3.84 x 3.56)

Window to front, radiator, open fire place, panelled door into kitchen, double doors into

Dining Room

5'9" x 15'7" (1.77 x 4.77)

Window to side, glazed door into kitchen and timber door providing access to courtyard garden.

Kitchen/Breakfast Room

12'6" x 9'11" plus 2'8" x 8'8" (3.83 x 3.04 plus 0.82 x 2.65)

Fitted with a range of base and eye level units with rolled edge worksurfaces above, inset one and half bowl sink and drainer with mixer tap above, low level oven, gas hob with chimney style extractor fan above, tiling to splash areas, space and plumbing for washing machine, downlights, space for table, under stairs cupboard, window to side.

First Floor Landing

Loft access hatch, doors to both bedrooms.

Bedroom One

12'0" x 10'2" (3.68 x 3.10)

Window to side, door to

Ensuite

3'7" x 6'7" (1.10 x 2.03)

Three piece suite comprising a low level WC, hand wash basin, glazed shower cubicle with thermostatic shower above, tiling to all walls, towel warming radiator, downlights, extractor fan.

Bedroom Two

12'6" x 10'1" (3.82 x 3.09)

Window to front, radiator, built in cupboard, door to

Bathroom

6'7" x 4'9" (2.01 x 1.47)

Three piece suite comprising of a low level WC, hand wash basin and rolled top bath. Tiling to all walls, towel warming radiator, obscured glazed window to side.

Rear Garden

Immediately abutting the rear of the property is a patio area with room for table and chairs. The remainder of the garden is laid to lawn and in need of landscaping. There is a shared gate and pathway providing access to number 17 and to the front of the property from the garden.

Outside

The property sits behind the main pathway with no front garden.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

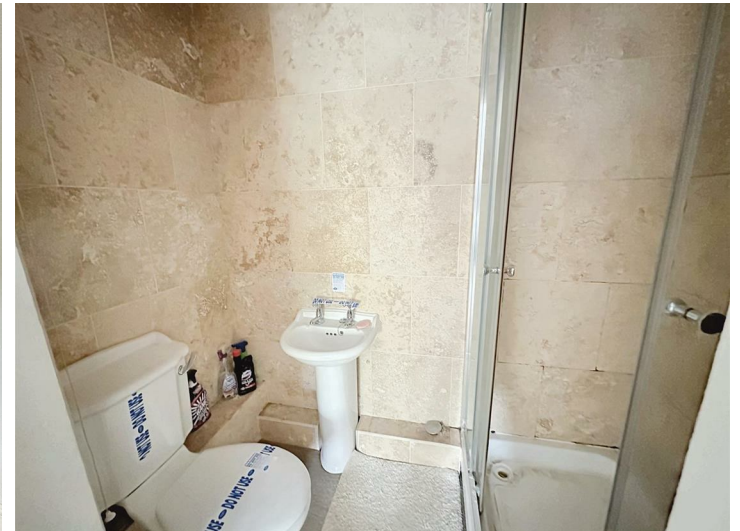
Sewerage: Mains

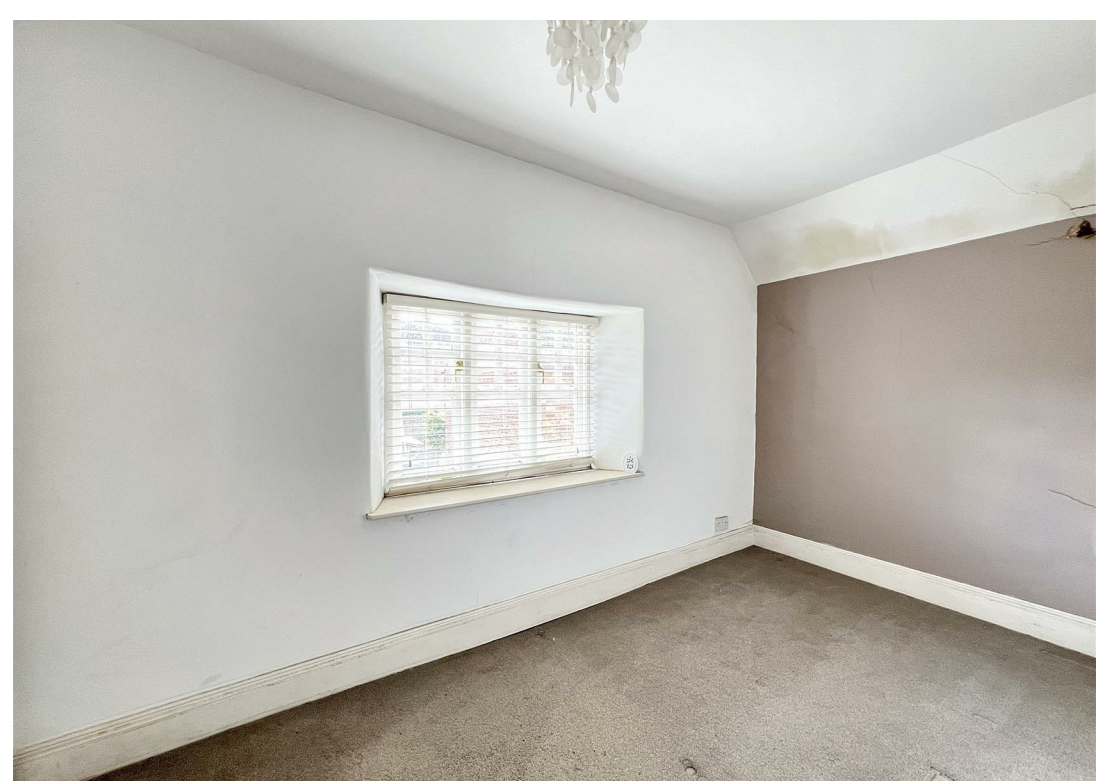
Heating: Gas radiators

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.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.





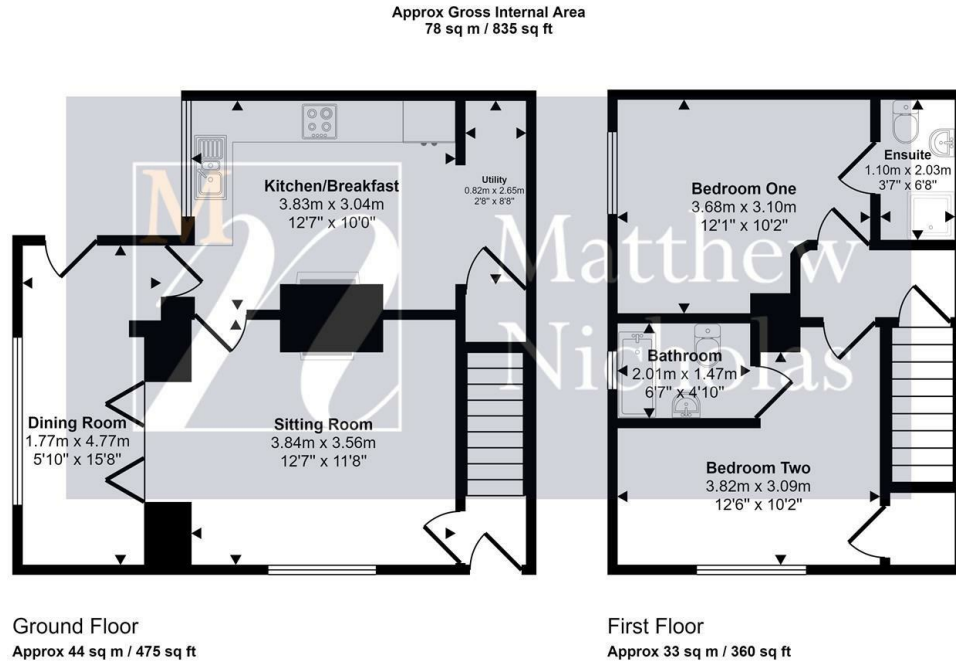
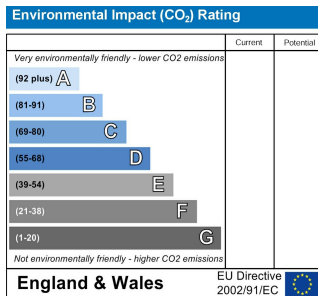
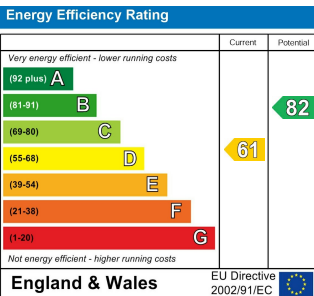
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 835.00 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.

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