



14 Farndish Road | Irchester | NN29 7BE



Matthew
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Offers In Excess Of £250,000

A mature detached two bedroom bungalow in the centre of the village with parking/garage to the rear. Situated close to local amenities on an elevated plot it offers convenience but also privacy. The property boasts a gas fired heating system, PVCu double glazing, two well proportioned bedrooms and a large kitchen/dining room. The property in brief comprises a sitting room, kitchen/diner, two bedrooms and bathroom. The outside offers front and rear private gardens and a garage. In need of some cosmetic improvement, viewing is advised. No onward chain.

- Two bedroom detached bungalow
- Large kitchen/breakfast room
- Garage and rear access
- Close to local amenities
- Private west facing rear garden
- In need of some modernisation

PVCu glazed door into

Porch

Tiled flooring, glazed timber door into

Entrance Hall

Radiator, loft access hatch, doors to all principal rooms.

Sitting Room

11'10" x 16'0" (3.61 x 4.90)

Large bay window to front, radiator, feature gas fire place with marble hearth and timber surround and mantle piece, picture rail, coving.

Kitchen/Dining Room

14'0" x 12'10" (4.28 x 3.92)

Fitted with a range of base and eye level units with rolled edge work surfaces above, inset single bowl sink and drainer with mixer tap above, low level oven, gas hob with extractor above, integrated fridge and freezer, space and plumbing for washing machine, door to store cupboard housing gas fired central heating boiler, space for dining table, radiator, downlights, windows to rear, PVCu door to side.

Bedroom One

10'1" x 12'10" (3.08 x 3.92)

Window to front, radiator, picture rail.

Bedroom Two

7'8" x 12'10" (2.36 x 3.93)

Window to rear, radiator, picture rail.

Bathroom

6'11" x 5'7" (2.13 x 1.71)

Three piece suite comprising of a low level WC, hand wash basin and bath with shower mixer tap, radiator, towel rail, tiled splash areas, obscured glazed window to side.

Outside

The property sits elevated on its plot and behind a slabbed path and gravelled area. It is approached via a ramped pathway and is all enclosed with brick walling and mature hedging and shrubs.

Rear Garden

Immediately abutting the rear of the property is a slabbed patio area, the remainder of garden is gravelled areas with mature shrubs and planting to the sides, greenhouse, garage, access to service road. The whole is enclosed with walling and fencing.

Garage

8'1" x 16'7" (2.48 x 5.07)

Of sectional concrete construction, power and light connected, up and over to door to access road.

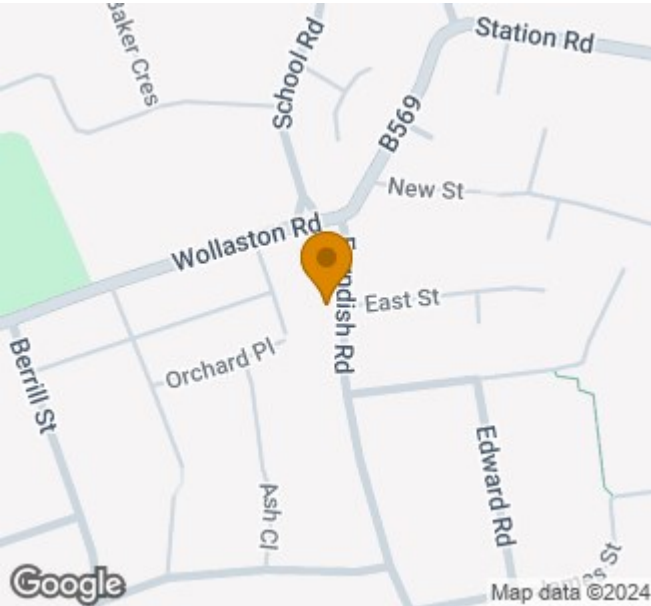
Agents Note

The rear garden and garage are accessed via an unmade service road from Wollaston Road. There is potential to repurpose some of the garden to offer off street parking (stc).

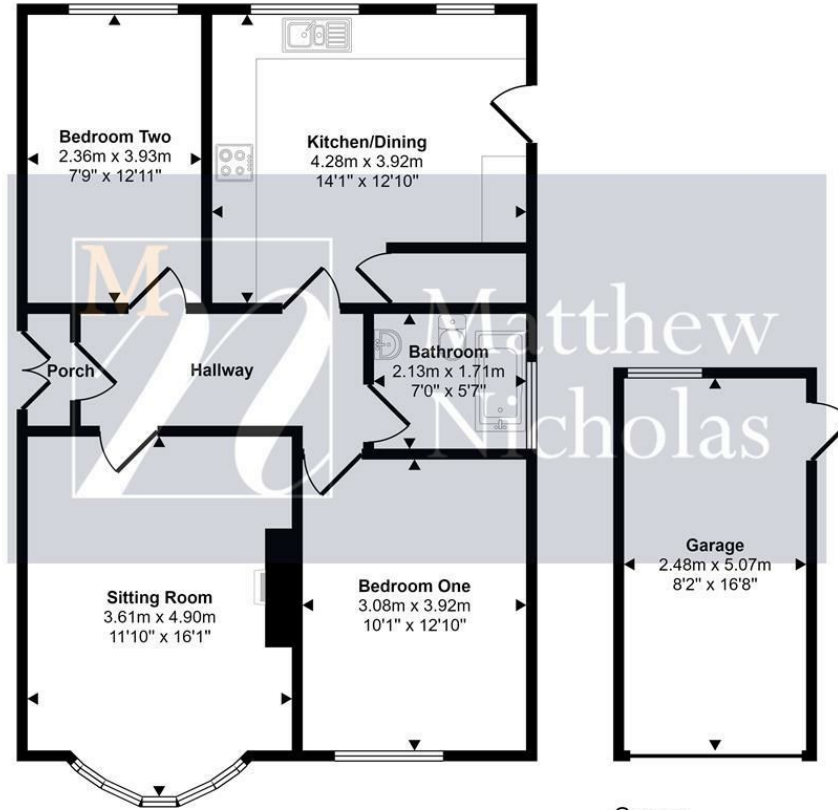




Further Information



Approx Gross Internal Area
82 sq m / 879 sq ft



Floorplan
Approx 69 sq m / 744 sq ft

Garage
Approx 13 sq m / 135 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.

Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 879.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
	82
59	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
EU Directive 2002/91/EC	

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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