



8 Manor Close | Bozeat | NN29 7JG



Matthew  
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## Offers In The Region Of £266,750

A superbly presented, deceptively large and well located two bedroom terraced house with single garage and parking. Having been thoughtfully upgraded and forming one of four at the end of this exclusive cul-de-sac of larger homes on the edge of the village. Boasting as gas fired radiator heating system, PVCu double glazed windows and doors, a refitted kitchen/breakfast and white bathroom, the decoration is also suitably neutral. The accommodation comprises an entrance porch, through sitting/dining room with feature fireplace, kitchen/breakfast room, first floor landing, two double bedrooms and a bathroom. Gardens are provide to front and rear along with the driveway space and garage. Viewing is highly recommended

- Large and superbly located two bedroom terraced house
- Unoverlooked rear garden
- Gas fired radiator heating system
- Single garage and driveway space
- Refitted kitchen and bathroom
- PVCu double glazing

Part-panelled, part-decorative glazed door leading from the front into the

### **Entrance Hall**

Coving, panelled door with metal furniture to

### **Sitting/Dining Room**

12'9" x 22'4" (3.91 x 6.81)

Windows to front and rear, two radiators, feature painted timber fire surround with marble inset/hearth and fitted gas fire, TV point, telephone point, wall light points, engineered oak flooring, coving, dogleg staircase to the first floor, panelled door with metal furniture to

### **Kitchen**

9'4" x 13'0" (2.86 x 3.97)

Fitted with a range of contemporary style cream coloured base and eye-level units with polished granite effect worktops above. Inset one and half bowl single drainer ceramic sink with mixer tap, ceramic hob with electric fan oven to the side and chimney style extractor hood above, tiled splash areas integrated washing machine, dishwasher and fridge/freezer, over-counter lighting, space for table, radiator, engineered oak floor, coving, window to rear and door to side.

### **First Floor Landing**

Panelled doors with metal furniture allowing access to all rooms and airing cupboard, housing a cylinder with shelving above, coving.

### **Bedroom One**

12'9" x 12'2" (3.89 x 3.73)

Window to the front, radiator, built-in wardrobes , coving, loft hatch.

### **Bedroom Two**

9'1" x 12'11" (2.78 x 3.94)

Window to the rear, radiator, wardrobe, coving.

### **Bathroom**

6'2" x 9'8" (1.88 x 2.95)

Fitted with a three piece contemporary suite including bath with panel to the side, thermostatically controlled shower from mixer tap above, tiled splash areas, radiator, electric shaver point, Velux style skylight to the rear.

### **Outside**

The property enjoys allocated parking spaces for one car in front of a single garage.

Front garden laid to lawn and shrubbery with access gained to the main entrance door via a paved pathway with gravel border.

### **Rear Garden**

The rear garden is predominantly laid to slate chippings with raised planted beds, maturing climbers and enclosed by fencing with tap, lighting and outdoor socket.

### **Garage**

7'6" x 17'0" (2.31 x 5.20)

Up and over door, power and light connected.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

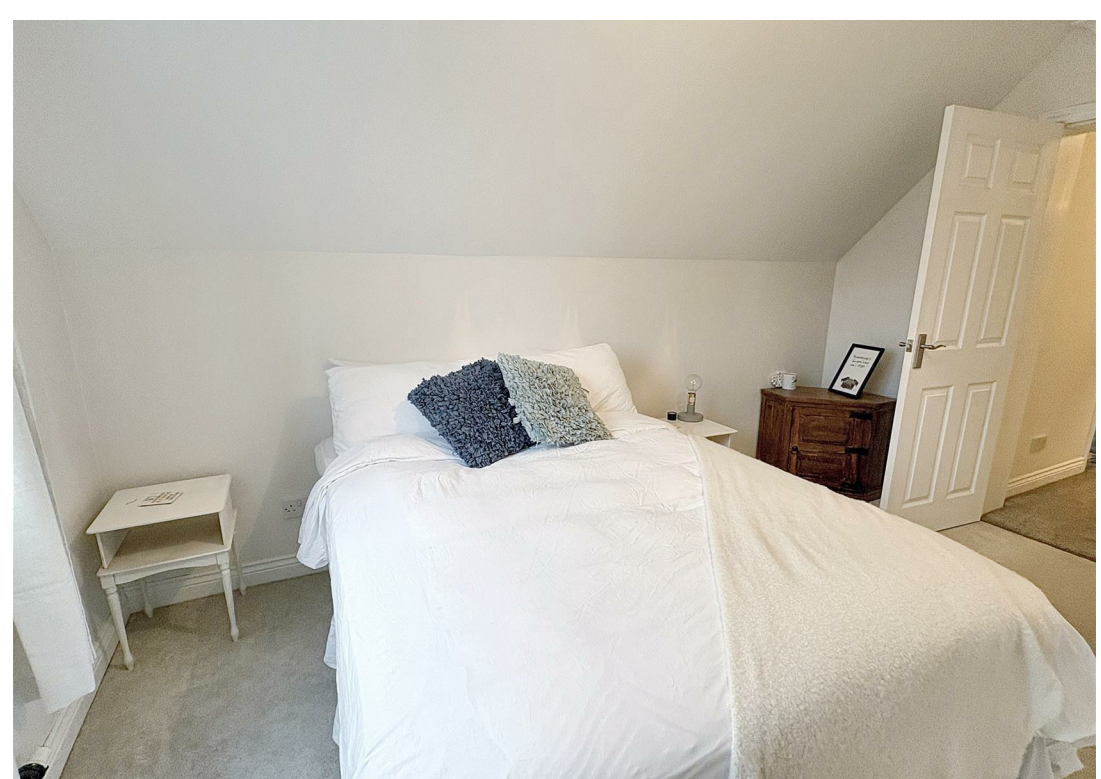
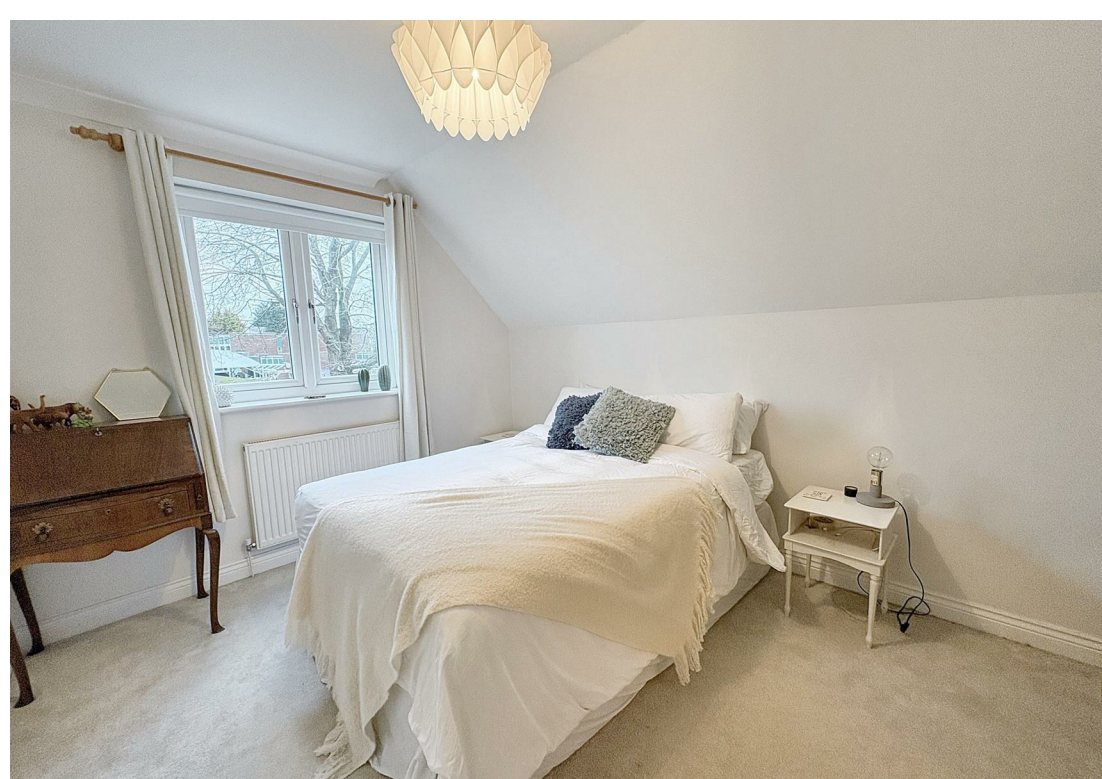
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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












Further Information




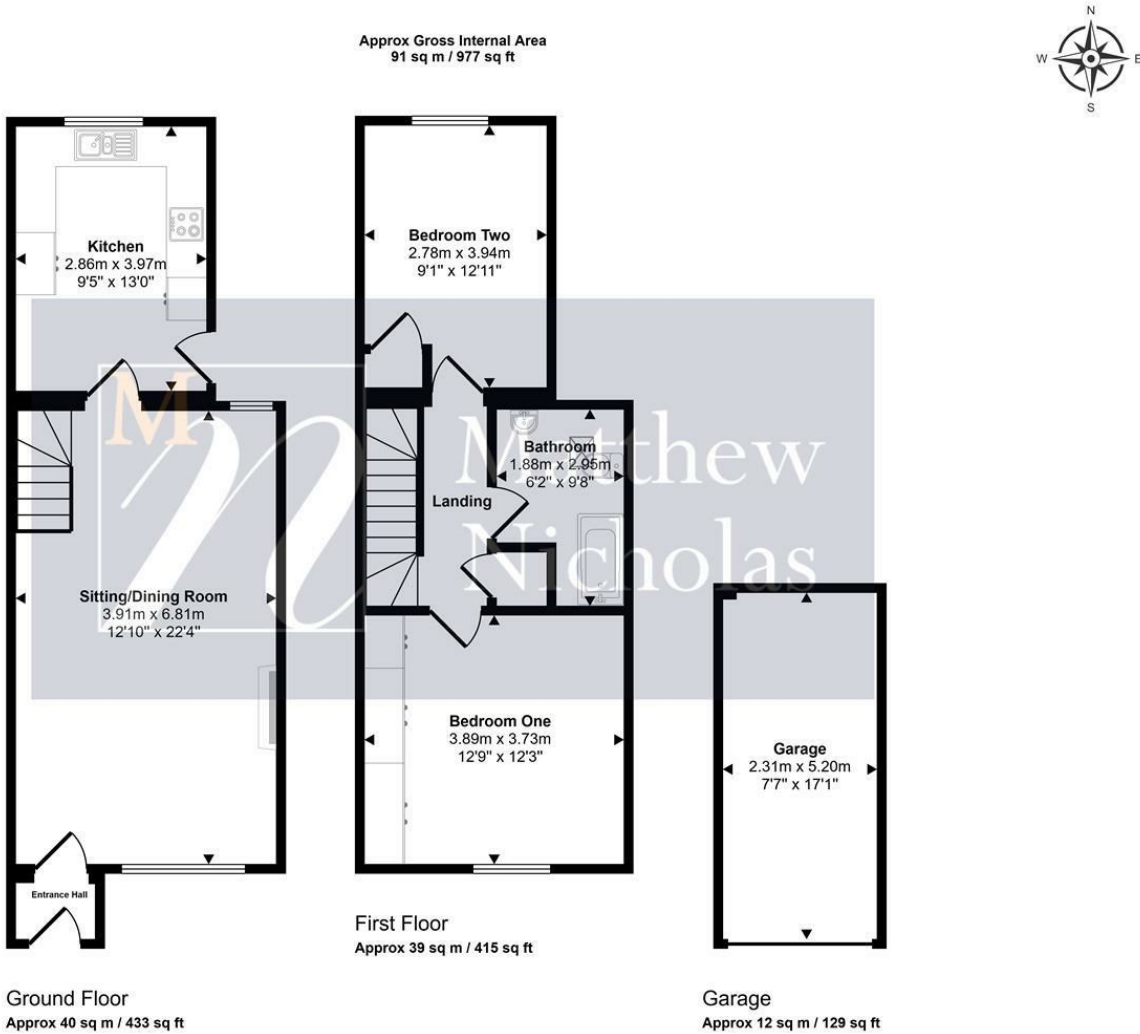
Local Authority: Borough Council of Wellingborough

Tax Band: C

Floor Area: 977.00 sq ft

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



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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