



17 Holyoake Road | Wollaston | NN29 7RZ



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£240,000

A rarely available three bedroom mature terraced house close to the village centre with enclosed rear garden and useful brick workshop/barn. Offering a gas fired radiator heating system, PVCu double glazing and well fitted kitchen and first floor bathroom. The property comprises an entrance hall, sitting room, dining room and a fitted kitchen with glazed doors to the garden. Upstairs there are two double bedrooms and a further third single, along with a bathroom. No onward chain.

- Three bedroom period terraced house
- Gas fired radiator heating system
- Large kitchen with double doors to garden
- PVCu double glazing
- No onward chain
- Enclosed garden with brick built barn

Composite entrance door leading from the porch into the

### **Hallway**

Laminate wood flooring, door to the

### **Dining Room**

Window to rear, radiator, store cupboard, staircase to first floor landing, laminate wood flooring. opens through to the sitting room and with door to the kitchen.

### **Sitting Room**

Window to front, radiator, feature fire surround with fitted wood burner on flagstone hearth, wall lights, laminate wood flooring.

### **Kitchen**

Fitted with a range of shaker style of base and eye level cupboards with solid wood worksurfaces above. Inset ceramic sink with mixer tap, combination range style cooker (available by negotiation) with extraction above, space adn plumbing for dishwasher and washing machine, feature shelved recess area, tiled splash areas, radiator, slate tiled flooring, Two windows to side and glazed doors to the garden.

### **First Floor Landing**

Access to roof space, store, doors to all bedrooms and bathroom.

### **Bedroom One**

Two windows to the front, radiator, cast iron fireplace.

### **Bedroom Two**

Window the rear, radiator.

### **Bedroom Three**

Window the rear, radiator, store cupboard.

### **Bathroom**

Fitted with a three piece suite in white including a period style low level WC, pedestal wash hand basin and bath with hand held shower above and glazed screen to the side. Tiled splash areas, radiator, window to side.

### **Outside**

The property stands behind a courtyard style garden with low retaining wall, gravel and quarry tiled pathway to the door. Shared pedestrian access to the rear of the properties in the terrace.

### **Rear Garden**

Patio area immediately to the rear, the remainder of the garden being laid to lawn with further paved eating area to the far end. Brock built workshop/barn located off shared pathway.

### **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



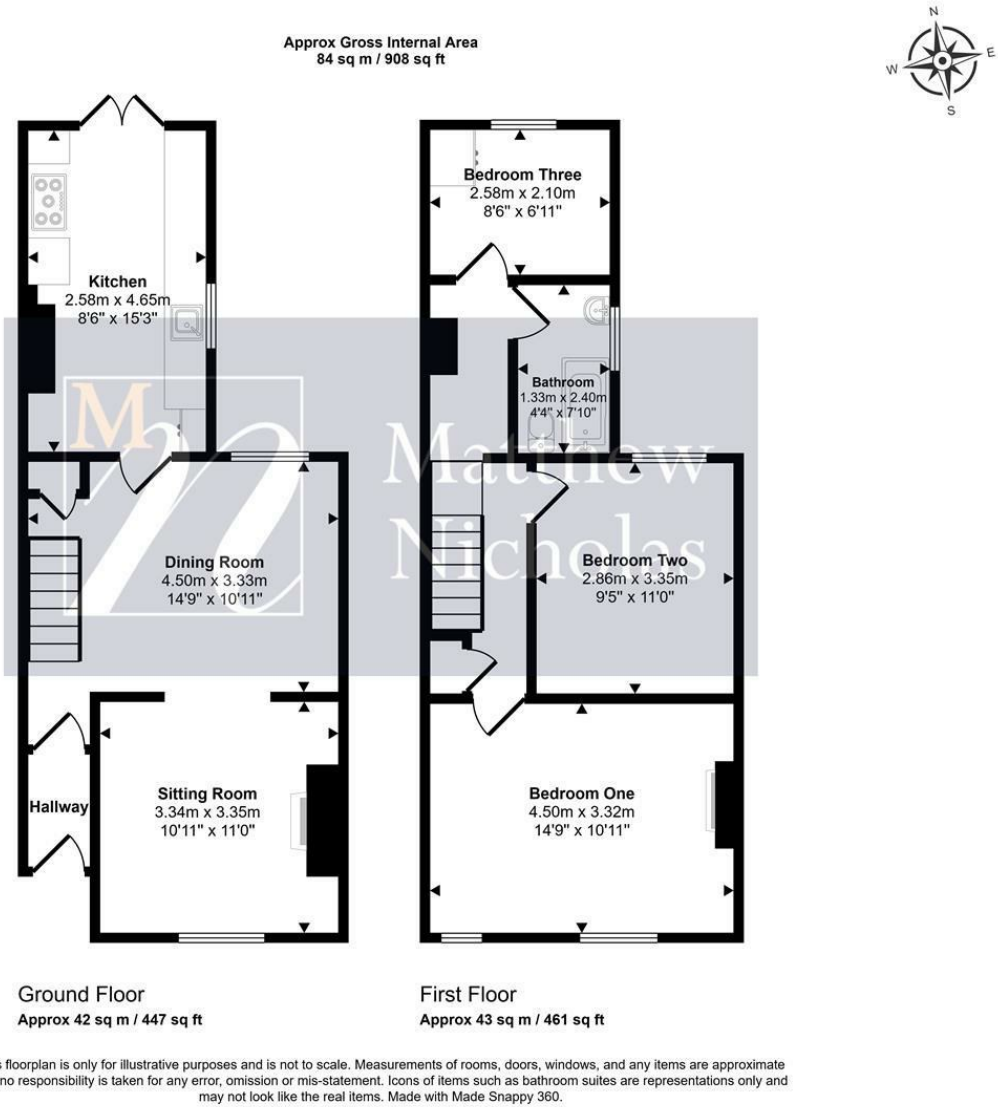
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 908.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>70</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 CO2 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 CO2 emissions		
England & Wales		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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