



27 Dando Close | Wollaston | NN29 7QB



Matthew  
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## Offers In Excess Of £200,000

A well presented three bedroom terraced house with south facing garden, garage in block and neutral décor. Offering a gas fired radiator heating system, wiring to the rental Electrical Safety Standards 2020, PVCu double glazing, a fitted kitchen with stainless steel cooking appliances and a fitted white bathroom. The accommodation briefly offers a hallway, sitting/dining room, kitchen, two double bedrooms, one single and a bathroom. Offered with no onward chain. Excellent value for money.

- Superb value for money entry level family house
- Eighteenth edition compliant wiring
- South facing garden
- Single garage in block
- Gas fired radiator heating system
- No onward chain

Part glazed PVCu double glazed door adn side panel leading from the porch into the

**Entrance Hall**

Radiator, staircase to the first floor a door to the

**Sitting/Dining Room**

13'5" x 23'7" (4.11 x 7.19)

Window to front and further window to rear, radiator, TV point. Door to the

**Kitchen**

8'1" x 9'10" (2.47 x 3.01)

Fitted with a range of units with work surfaces above. Inset single drainer stainless steel sink with mixer tap, electric hob with extractor above and oven beneath, space for fridge, dishwasher and washing machine, tiled splash areas, radiator. Window to the rear and door to understairs store.

**First Floor Landing**

Access to roofspace and all first floor rooms.

**Bedroom One**

9'7" x 10'11" (2.93 x 3.35)

Window to front, radiator.

**Bedroom Two**

9'7" x 10'0" (2.94 x 3.06)

Window to rear, radiator.

**Bedroom Three**

6'0" x 8'0" (1.85 x 2.45)

Window to front, radiator.

**Bathroom**

6'0" x 5'4" (1.85 x 1.65)

Fitted with a three piece suite including a low level WC, pedestal wash hand basin and bath with shower over. Tiled splash areas, radiator, window to rear.

**Outside**

The property is approached via a shared footpath with picket fence enclosed lanwed front garden. Pathway to the main door.

**Rear Garden**

Laid to lawn with concrete hardstanding and timber shed. Enclosed by fencing with gated access to the communal driveway area that leads to the garage block.

**Single Garage (in block)**

Up and over door.

**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.











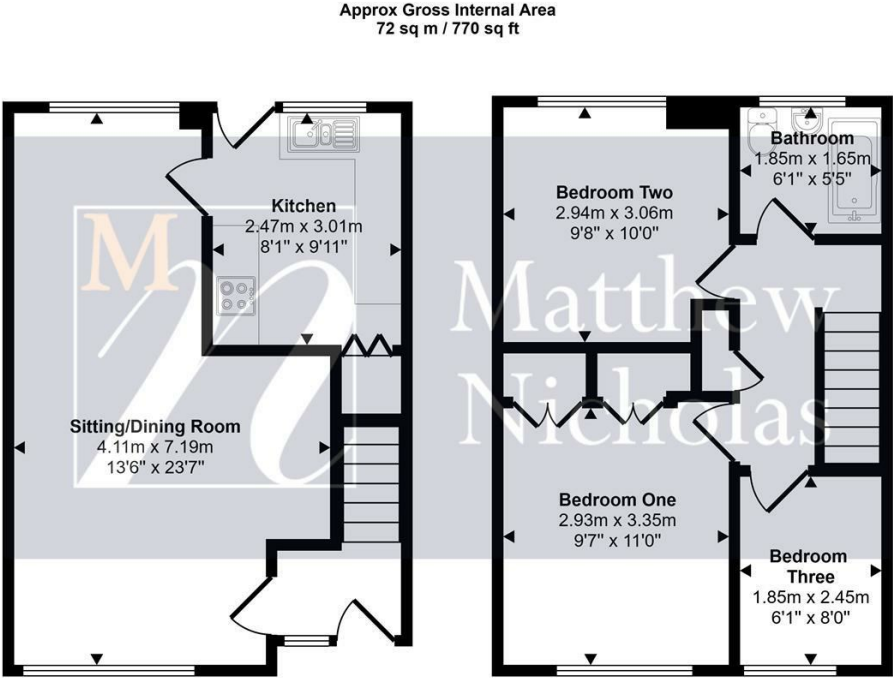
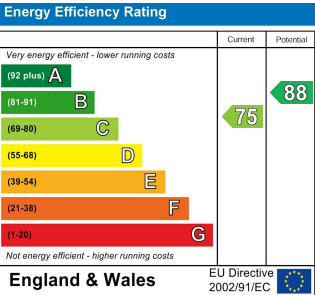
Further Information



Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 770.00 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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