



4 Monks Road | Wollaston | NN29 7PP



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## Offers In The Region Of £269,995

A versatile two/three bedroom semi-detached family home with a east-facing garden situated in a cul de sac on the edge of the village. Proving scope for further improvement, the property offers a gas fired radiator heating system, PVCu double glazing and conservatory, a refitted kitchen and bathroom. The property offers a large entrance hall with galleried landing and semi-vaulted ceiling, bathroom, bedroom three/reception room, sitting room, dining room and kitchen on the ground floor. To the first floor are two bedrooms. A driveway, gardens to front and rear are also provided. Viewing is highly recommended.

- Three bedroom semi detached house
- Neutrally decorated
- PVCu double glazing windows and conservatory
- East facing private garden
- Cul de sac location
- No onward chain



PVCu door leading into

**Entrance Hall**

7'9" x 9'9" (2.37m x 2.99m)

Radiator, stairs to first floor, under stairs storage, cupboard housing gas boiler, telephone point, doors to most principal rooms.

**Sitting/Dining Room**

10'8" x 17'3" (3.26m x 5.27m)

Radiator, feature fireplace with brick built surround and mantle above, tv point, shelving, coving, patio doors to conservatory and door to

**Kitchen**

7'1" x 10'6" (2.17m x 3.22m)

Fitted with a range of base and eye level units with stone effect rolled edge worksurfaces above, low level oven, gas hob with extractor above, one and half bowl sink and drainer with mixer tap above, space and plumbing for washing machine, tiling to splash areas, spotlights, windows to side and rear.

**Conservatory**

9'4" x 9'1" (2.85m x 2.79m)

Of brick construction with polycarbonate roof, radiator, glazing to two sides and patio doors into garden.

**Bedroom Three**

7'6" x 9'8" (2.31m x 2.95m)

Window to front, radiator, coving.

**Bathroom**

Fitted with a three piece suite comprising a low level WC, corner hand wash basin recessed in vanity unit, bath with overhead shower, thermostatic shower with rainfall head, glazed shower screen, tiling to all arears, towel warming radiator, obscured glazing to side.

**First Floor Landing**

Window to side, doors to both bedrooms.

**Bedroom One**

10'11" x 15'0" (3.34m x 4.58m)

Radiator, window to front, built in wardrobes, storage into eaves space.

**Bedroom Two**

7'2" x 9'8" (2.20m x 2.96m)

Radiator, window to rear, loft access hatch.

**Outside**

The property sits behind a block paved area providing off road parking and is reached by a set of stairs retained by brick walling. Double gates leads to the side of the property and rear garden.

**Rear Garden**

Immediately abutting teh rear of the property is a hard standing area of patio slabs and concrete, space for sheds and access to side of the side of the property which is retained by double gates. The remainder of garden is laid to two more areas, the first laid to shingle and small bedding plants, the last laid predominantly to lawn with mature trees and sleeper retain planting areas. The whole is enclosed with a combination of timber fencing and is considered private and is easterly facing.

**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.



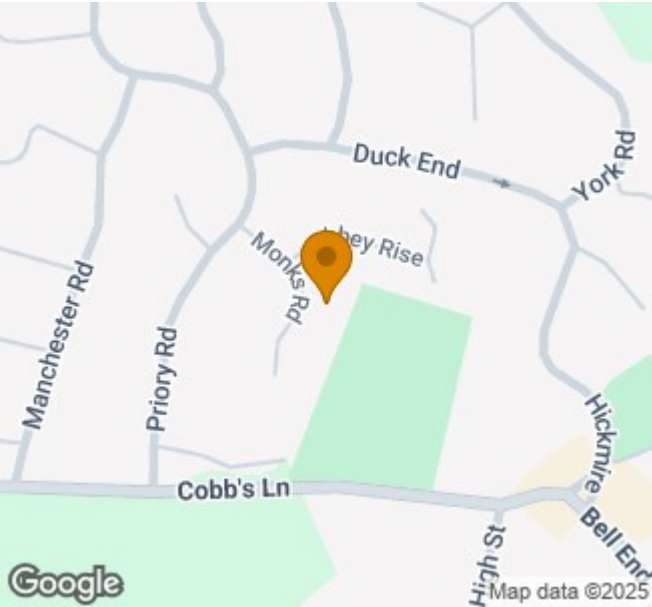








Further Information




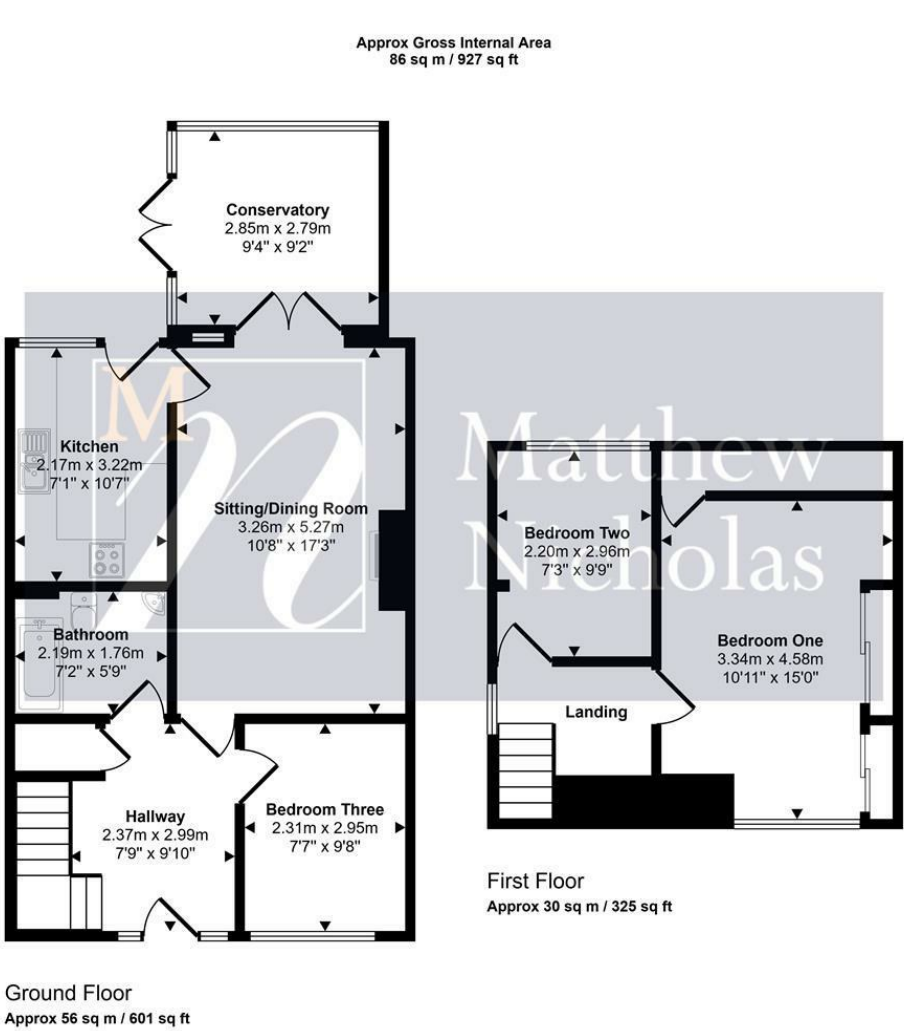
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 927.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>66</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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