



56 Holyoake Road | Wollaston | NN29 7RZ



Matthew
Nicholas



Offers In The Region Of £299,995

Offered to the market with no onward chain is this period detached three bedroom house in Wollaston. Offering over 884 square feet of living space with a gas fired radiator heating system and PVCu double glazing, the property boasts two reception rooms, a conservatory and kitchen to the ground floor. The first floors offers three bedrooms and a family bathroom. The whole is neutrally decorated and could benefit from further decoration and improvements. Outside offers a larger than average south facing garden providing scope (stc) for further extension, and to the front is a driveway proving off road parking for one car which could be extended further.

- Detached mature three bedroom house
- Off road parking
- Neutrally decorated throughout
- Large south facing rear garden
- Scope for further extension (stc)
- PVCu glazing throughout

Storm porch with PVCu door and side lights leading into

Entrance Hall

Radiator, stairs to first floor, under stairs storage cupboard, doors to WC, kitchen and

Sitting Room

9'9" x 12'9" (2.99 x 3.90)

Bay window to front, radiator, feature fire place with stone surround and mantle, TV point, coving, opening leading into

Dining Room

10'0" x 11'11" (3.07 x 3.65)

Radiator, coving, PVC door into

Conservatory

8'4" x 6'8" (2.56 x 2.04)

Of brick and polycarbonate construction, glazing to two sides, with door leading into rear garden.

Guest WC

Two piece suite comprising a low level WC and hand wash basin, radiator, obscured window to side.

Kitchen

7'8" x 16'1" (2.35 x 4.91)

Fitted with a range of base and eye level units with a wooden effect rolled edge worksurfaces above, inset one and half bowl and drainer with stainless steel mixer tap above, low level oven with gas hob above, space and plumbing for washing machine, space for under counter fridge, tiled splash areas, wall mounted gas fired combination boiler, radiator, windows to side and rear, PVCu door to garden.

First Floor Landing

Window to side, doors all first floor rooms.

Bedroom One

9'9" x 10'11" (2.98 x 3.35)

Window to front, radiator, built in wardrobe.

Bedroom Two

9'11" x 11'8" (3.04 x 3.58)

Window to rear, radiator, built in cupboards.

Bedroom Three

5'11" x 7'8" (1.81 x 2.35)

Window to front, radiator.

Bathroom

5'9" x 7'3" (1.76 x 2.23)

Four piece suite comprising a low level WC, pedestal hand wash basin, bath with panel, corner shower tray with thermostatic shower, glazed doors, radiator, towel rail, obscured glazed window to side.

Outside

The property is approached by a block paved driveway providing off road parking, The remainder of the frontage is made up of shingle with some mature hedges and is all retained by brick walling.

Rear Garden

Immediately abutting the side of the property is a block paved area with gate leading to the front and a brick built shed. To the immediate rear is a patio area along with concrete and shingle across the full width. The remainder is laid predominantly to lawn with a small shrub and mature trees, garden shed, south facing aspect.

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



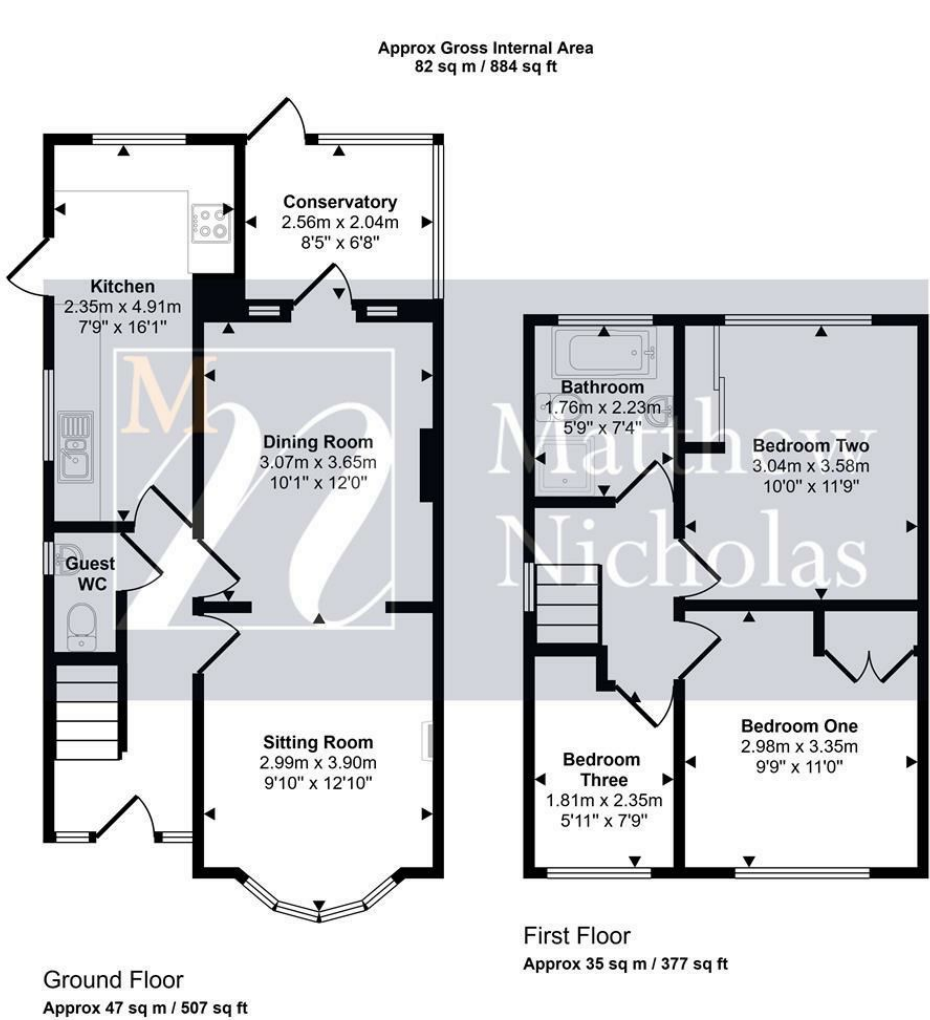
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 884.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN
T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

