



108 Hinwick Road | Wollaston | NN29 7QU



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## Offers In The Region Of £150,000

A competitively priced three bedroom terraced house requiring refurbishment. Offering value for money accommodation close to the centre of the village, viewing is recommended. The property boasts a gas fired radiator heating system, PVCu sealed unit double glazing, and a basic kitchen and bathroom. Comprising a hallway, sitting/dining room, kitchen, bathroom and utility/lean to conservatory. Three well proportioned bedrooms are located in the first floor. The property boasts a large rear garden. No onward chain.

- Refurbishment opportunity
- Gas radiator heating system
- Large south facing garden
- Ideal first purchase or rental investment
- PVCu double glazing
- No onward chain

Part glazed composite door leading from the front into the

### **Entrance Hall**

Radiator, wooden panelled door leading into

### **Dining Room**

10'6" x 7'11" (3.22 x 2.42)

Window to rear, radiator, two built in cupboards, two stairs leading to all bedrooms, opening through into

### **Living Room**

11'11" x 10'8" (3.64 x 3.27)

Window to front, radiator, Open fire with brick hearth and surround, TV point.

### **Kitchen**

9'2" x 6'11" (2.80 x 2.12)

Fitted with a range of base and eyelevel units in a matte finish with rolled edge worksurfaces above, inset stainless steel sink with drainer and mixer tap above, electric cooker with gas hob and chimney style extractor fan above, space and plumbing for dishwasher and washing machine, space for fridge freezer, tiling to all splash areas, window to side and doors to bathroom and utility

### **Utility**

10'7" x 6'6" (3.24 x 1.99)

Radiator, PVC part glazed door to garden

### **Bathroom**

7'1" x 5'5" (2.17 x 1.67)

Fitted with a three piece suite in white comprising of a low level WC, pedestal hand wash basin and bath, shower head integrated with taps, tiled splash areas, radiator, obscured glazed window to rear.

### **Bedroom One**

15'0" x 10'10" (4.59 x 3.31)

Window to front, radiator

### **Bedroom Two**

12'0" x 7'11" (3.67 x 2.42)

Window to rear, radiator

### **Bedroom Three**

15'5" x 7'0" (4.71 x 2.15)

Window to rear, radiator

### **Outside**

Immediately abutting the rear of the property is a shared pathway with neighbouring terrace houses, allowing access to the front of the property. Beyond the path is a garden predominantly laid to lawn

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

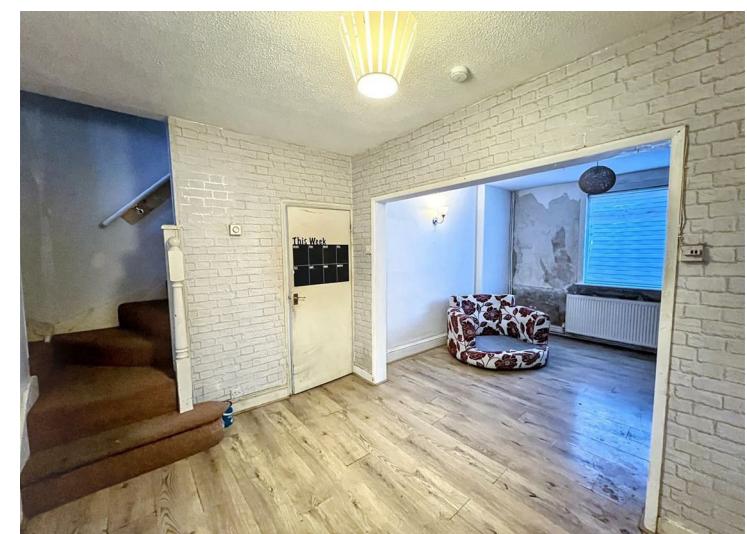
Water Supply: Mains (Metered or Rateable)

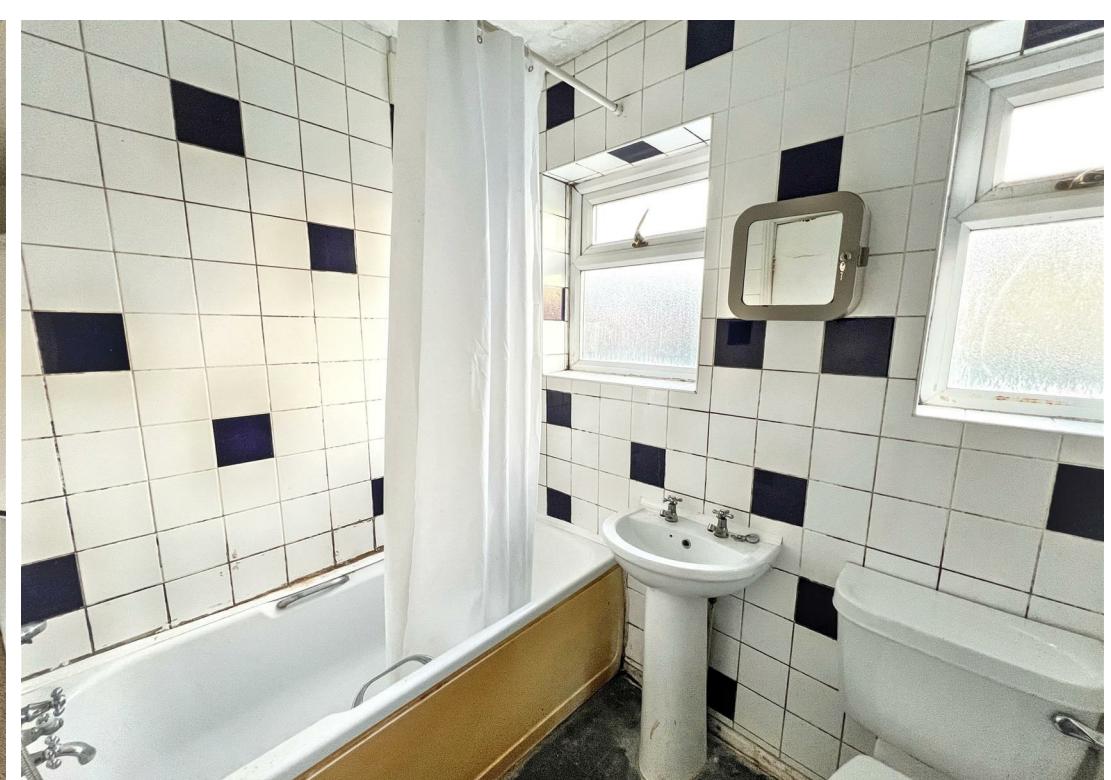
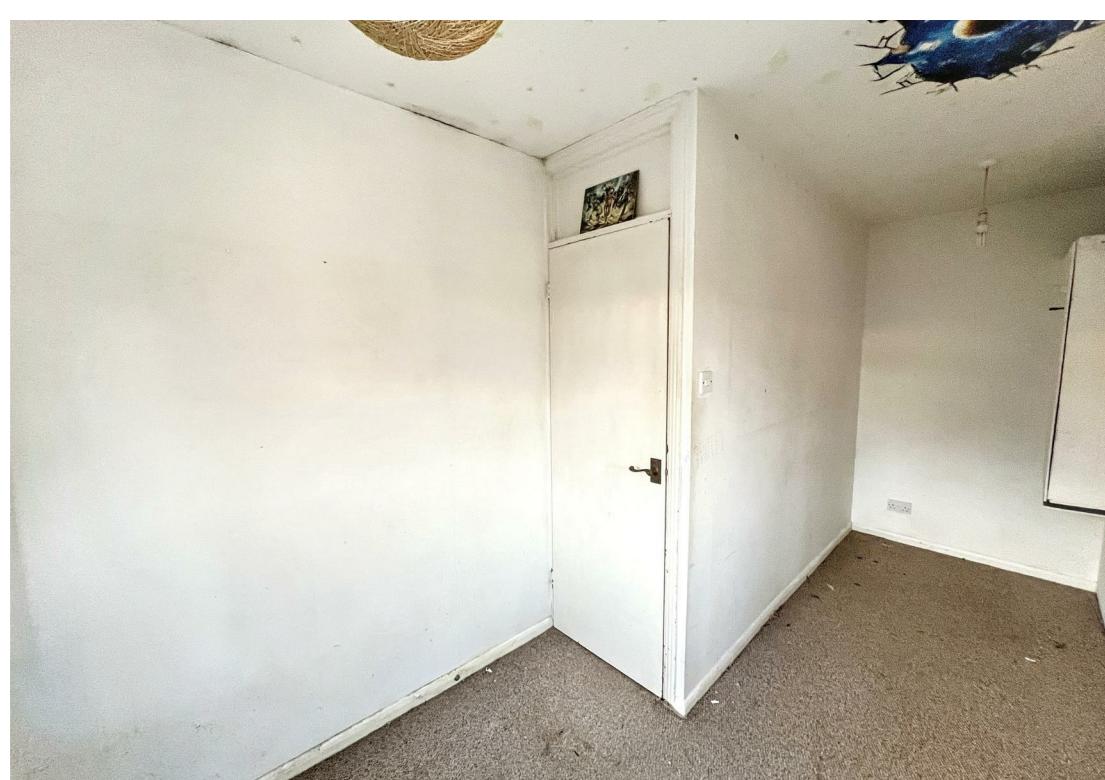
Sewerage: Mains

Heating: Gas Radiators

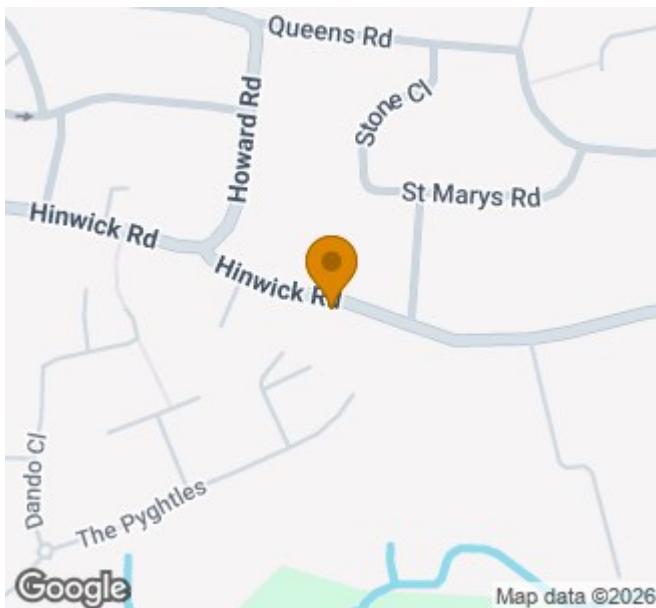
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





# Further Information



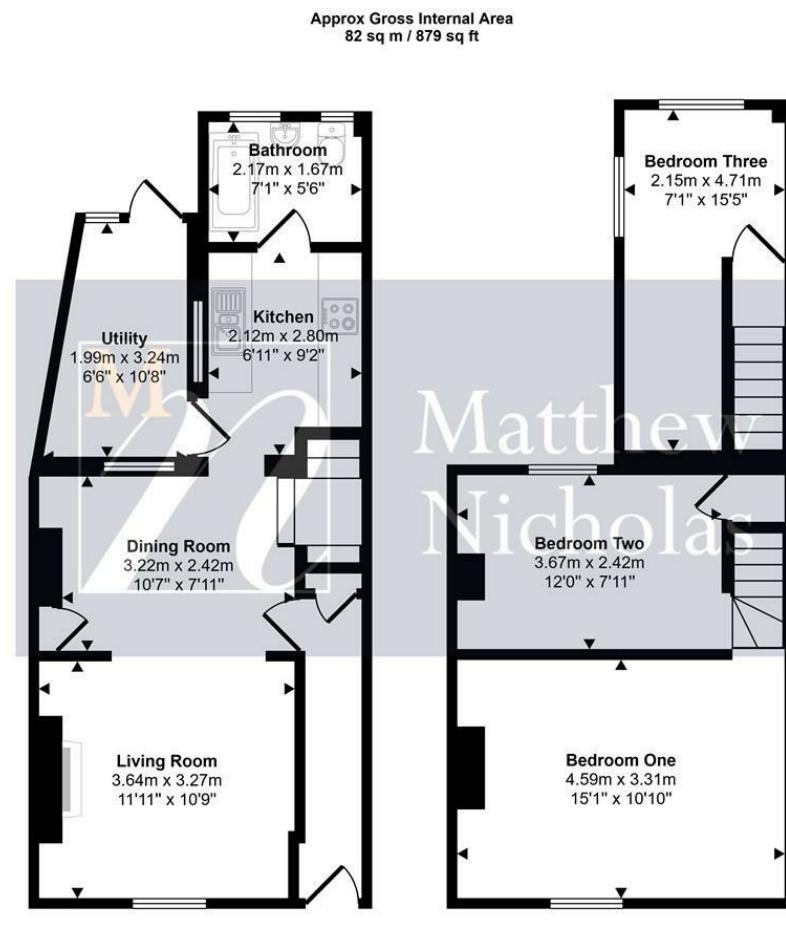
Local Authority: North Northamptonshire

Tax Band: A

Floor Area: 879.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			86
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	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	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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