



6 Sunny View | Yardley Hastings | NN7 1HH



Matthew
Nicholas



Offers In The Region Of £199,995

A delightful two bedroom stone built cottage situated in this sought after village. Offered with no onward chain and boasting electric heating, PVCu double glazing, a fitted kitchen and white first floor bathroom. Recently decorated with replacement floorcoverings, the accommodation provides a kitchen/dining room and sitting room downstairs. Upstairs there are two bedrooms and a bathroom with shower over the bath. There is a garden directly to the front of the house and a further allotment style area beyond the adjoining cottage. A rare opportunity to buy into this popular village at an affordable price with flexible outside space.

- Stone built cottage
- Ideal first purchase or rental investment
- Sought after village
- South facing garden
- PVCu double glazing
- No onward chain

PVCu part glazed door

Kitchen/ Dining Room

Fitted with a range of base and eye level units with wood-effect work surfaces above. Inset single drainer stainless steel sink with mixer tap, hob with electric oven beneath. Washing machine, freestanding fridge/freezer, tiled splash areas. Electric panel heater, windows to front and rear. Leading to

Sitting Room

Two windows to the front, electric heater, feature stone fireplace with wooden mantle surround and wood burner fitted.

First Floor Landing

Window to the rear, access to loft space, doors to all first floor rooms

Bedroom One

Window to the front and further window to rear, access to loft space, electric heater, recessed storage space.

Bedroom Two

Window to the front, electric heater.

Bathroom

Fitted with a three-piece suite comprising low-level WC, inset wash hand basin and bath with panel to the side, electric shower above and curtain to the side. Tiled splash areas, fitted storage, electric heater and expelair.

Outside

The property is approached via a shared footpath providing access to other properties in the terrace. The garden is laid predominantly to lawn with established and well-stocked flower/shrub borders, paved pathway from brick built bin store/workshop, partially enclosed by combination of hedging and trellis fencing.

There is a further parcel of 'allotment' style garden accessed via pathway beyond the adjoining cottage. Further details available on request,.

Material Information

Electricity Supply: Mains

Gas Supply: None

Water Supply: Mains (Metered or Rateable)

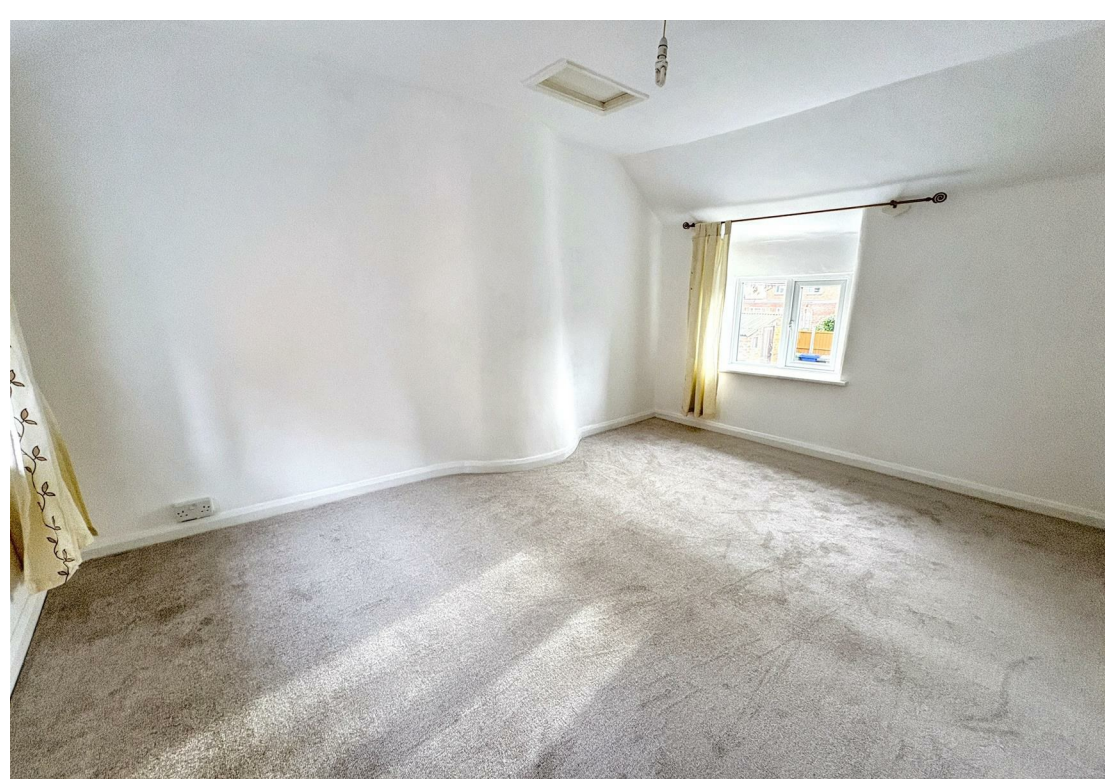
Sewerage: Mains

Heating: Electric

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



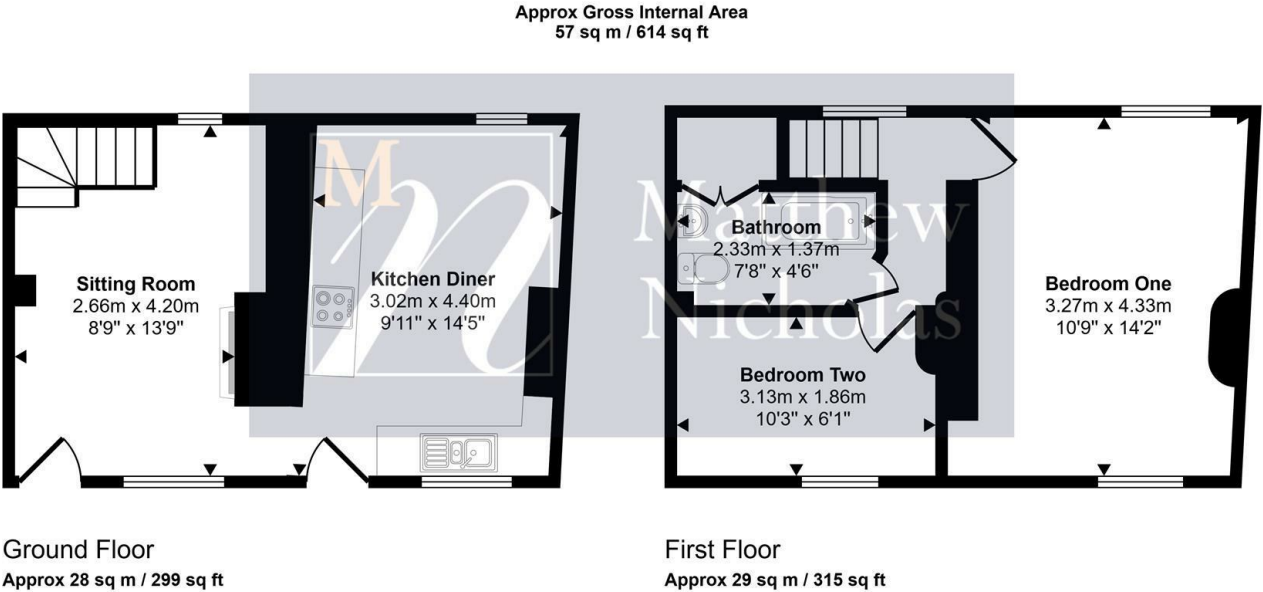
Local Authority: South Northamptonshire

Tax Band: B

Floor Area: 742.72 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	
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.

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