



Hollowell Street, Wollaston NN29 7UG

welcome to

Hollowell Street, Wollaston

We are delighted to offer this "nearly new" three bedroom semi detached property, located in the heart of this sought after village. This fantastic family home is offered in "show home" condition and benefits from an attractive landscaped garden with an excellent quality summer house.



Storm Porch Entrance Hall

Part frosted double glazed door to front, Karndean style flooring, radiator, stairs rising to first floor landing.

Lounge

15' 11" x 12' 4" (4.85m x 3.76m)

Double glazed window to front, radiator, Karndean style flooring, built-in understairs storage cupboard.

Kitchen

12' 1" x 10' 8" (3.68m x 3.25m)

Double glazed French doors and matching side panels to rear. Kitchen comprising one and a half bowl single drainer sink unit inset to work surface, base and wall mounted storage units, built-in oven, hob, extractor, fridge/freezer and dishwasher.

Utility Area

5' 9" x 3' 5" (1.75m x 1.04m)

Fitted work surface with storage cupboards under, plumbing for washing machine, wall mounted boiler.

Cloakroom

Wall mounted wash hand basin, low level WC, built-in storage unit, radiator, extractor fan, tiled splash backs.

First Floor Landing

Hatch to loft.

Bedroom One

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window to rear, built-in floor to ceiling mirrored wardrobes, radiator.

En-Suite

Frosted double glazed window to rear, suite comprising double shower, pedestal wash hand basin, low level WC, Karndean style flooring, tiled splash backs, radiator.

Bedroom Two

11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to front, radiator.

Bedroom Three

7' 1" x 6' 8" (2.16m x 2.03m)

Double glazed window to front, radiator, overstairs storage cupboard.

Bathroom

Frosted double glazed window to side, panelled bath, wall mounted wash hand basin, low level WC, tiled splash backs, Karndean style flooring, extractor fan, heated towel rail.

Outside Rear Garden

Enclosed by timber fencing, laid mainly to lawn, flower and shrub borders, paved patio area, timber framed garden shed, side pedestrian access.

Parking

Parking for three cars.



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welcome to

Hollowell Street, Wollaston

- A three bedroom semi detached property in "show home" condition
- Landscaped garden with a excellent summer house
- Built by J S Bloor to their "Birch" specifications
- Off road parking for at least two cars
- Viewing highly recommended and close to an excellent quality school

Tenure: Freehold EPC Rating: B

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR113223 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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