



HARWOODS

Chartered Surveyors & Estate Agents



1 Church Farm Close, Bozeat
Northamptonshire NN29 7NX

£280,000 Freehold

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1 Church Farm Close, Bozeat, Northamptonshire NN29 7NX

For sale with no chain; a two bedroom individual detached village bungalow occupying a non-estate corner position. The property would be ideal for buyers wanting village life and it is situated within walking distance of village amenities.

The property was built in the mid 1980s and has a driveway, single garage with powered door, night storage heating and UPVC double-glazing. The accommodation includes an enclosed porch, entrance hall, sitting room, kitchen, double-glazed conservatory, two sensible sized bedrooms and a shower room.

The garden has a sunny south-westerly aspect and is laid out to be easily managed with a good sized patio and small amounts of lawn.

Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Enclosed Porch

UPVC double-glazed outer door with UPVC double-glazed side screen. UPVC double-glazed side window. Painted wood panelled inner front door to:

Entrance Hall

Loft access with loft ladder (part boarded). Ceiling coving, night storage heater, airing cupboard with lagged hot water cylinder, doors off to bedrooms, shower room and sitting room.

Sitting Room

15'4" x 9'8" (4.67m x 2.95m)

Ceiling coving, night storage heater, TV aerial point, telephone point and UPVC double-glazed windows to the front and side. Door to kitchen.

Kitchen

13'4" x 7'3" (4.06m x 2.21m)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Electric slot-in cooker, plumbing for washing machine, plumbing for dishwasher, kick-space fan heater, extractor hood, ceiling coving, double-glazed timber window to the conservatory, part glazed door giving access to the conservatory.

Conservatory

9'10" x 9'3" (3.00m x 2.82m)

UPVC double-glazed construction with polycarbonate sheet roof. Night storage heater. French doors to the garden.

Bedroom 1

12'0" x 10'7" (3.66m x 3.23m)

Electric panel heater, ceiling coving and UPVC double-glazed window to the rear.

Bedroom 2

10'6" x 8'0" (3.20m x 2.44m)

Electric radiator, ceiling coving and UPVC double-glazed window to the front.

Shower Room/WC

White suite comprising close-coupled WC, pedestal washbasin and shower enclosure. Electric towel rail, electric fan heater and UPVC double-glazed window to the rear.

Outside - Front

Driveway providing parking for a car and giving direct access to the garage. Feature gravelled frontage for ease of maintenance.

Garage

18'10" x 8'7" (5.74m x 2.62m)

Remote operated powered garage door. Lighting and power sockets. UPVC double-glazed rear personnel door giving access into the rear garden.

Rear Garden

The garden extends to the side and rear of the property and is laid out with a good sized patio, small lawn and shrubs. Timber garden shed. Water tap. The garden has a sunny south-westerly aspect.

Services

Mains water, drainage and electricity are connected to the property. The property does not currently have a gas connection but it is available in the street.

Council Tax Band

North Northamptonshire Council. Council tax band C.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

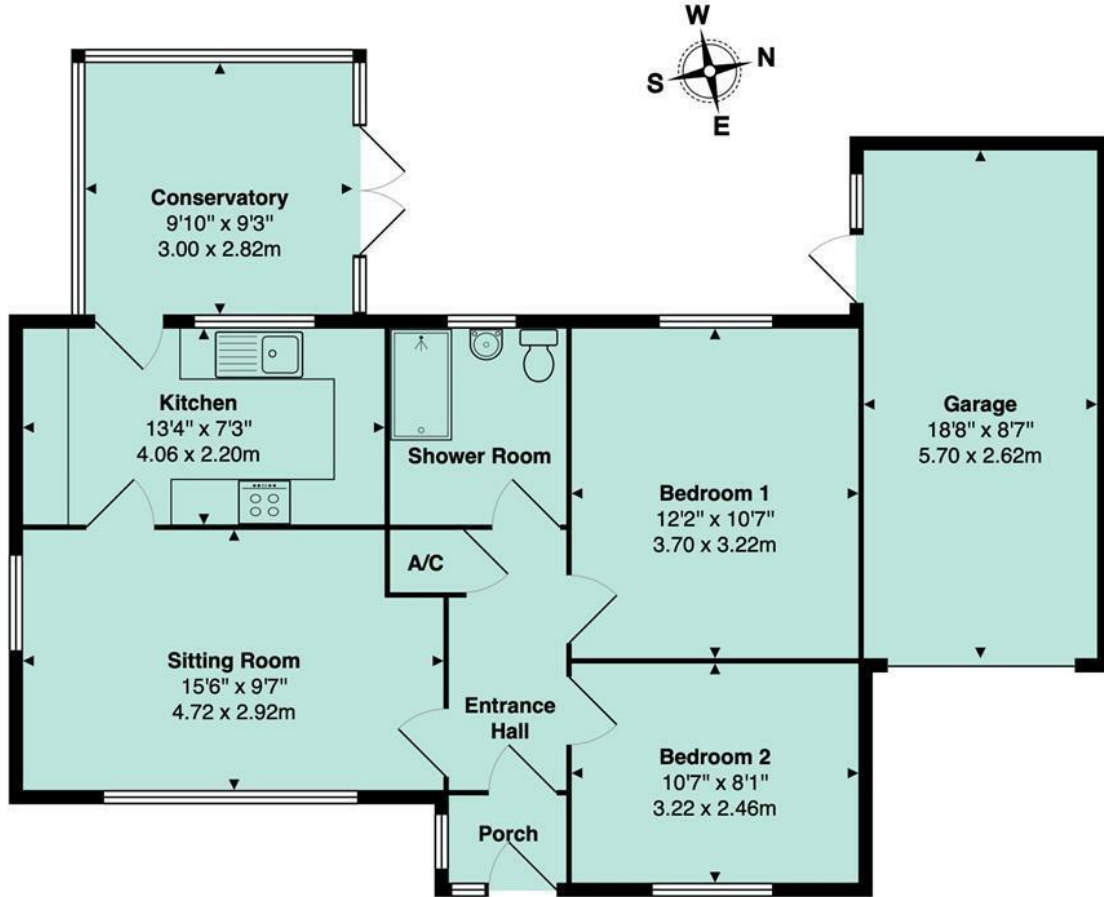
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Total Area: 671 ft² ... 62.3 m² (excluding garage)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(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	

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	