



HARWOODS

Chartered Surveyors & Estate Agents



128 London Road, Bozeat
Northamptonshire NN29 7JR

£240,000 Freehold

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128 London Road, Bozeat, Northamptonshire NN29 7JR

A character brick built Victorian semi detached house, situated in the ever popular village of Bozeat. The house is within walking distance of the village centre which offers a shop, pub, church, primary school, nursery and playing fields. Countryside walks are equally within a few minutes walk of the house.

The property has a comfortable, cosy feel to it and features an open living room/dining room, kitchen with fitted appliances, 2 double bedrooms and a good size bathroom. Additional features include UPVC double glazing and gas radiator central heating. Outside there is a long rear garden which enjoys a sunny westerly aspect.

Bozeat is a small village positioned off the A509 on the Northamptonshire/Bedfordshire border. The towns of Milton Keynes, Northampton and Bedford are all approximately a 25 to 30 minute drive, whilst the well regarded market town of Olney is under 5 miles from the house offering a variety of shops, restaurants, pubs and a country park.

Viewing of this lovely cottage is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the front via composite double glazed door into the hallway. The hall looks onto the living room and features wood laminate flooring, radiator, stairs that rise to the first floor, and a wall mounted cupboard housing the fuse board.

Living Room

9'8" x 10'0" (2.95m x 3.05m)

Wood laminate flooring, double glazed window to the front, radiator and a feature fire place with gas stove (disconnected) and tiled hearth.

Dining Room

10'3" x 12'3" (3.12m x 3.73m)

The living room opens up into the dining room and features laminate flooring, radiator, alcove storage cupboard, double glazed window to the rear, under stairs recess offering storage space, door to the kitchen.

Kitchen

9'1" x 7'10" (2.77m x 2.39m)

With range of white shaker style base and wall mounted cabinets, wood work tops, ceramic hob, electric oven, chimney style cooker hood, integrated fridge/freezer, deep Belfast sink, tiled splash backs, plumbing for washing machine, Ideal gas central heating boiler, double glazed window to the rear, double glazed door to the side opening onto the back garden.

First Floor Landing

Fitted carpet, doors to all rooms, storage cupboard, loft hatch and doors off to:

Bedroom 1

14'2" x 10'0" (4.32m x 3.05m)

Good sized main bedroom with fitted carpet, double glazed windows to the front and radiator.

Bedroom 2

14'1" x 9'1" (4.29m x 2.77m)

Fitted carpet, radiator, double glazed window to the rear and storage cupboard.

Bathroom

Good size bathroom with suite featuring a 'P' shaped bath with shower over, wash hand basin with vanity cupboards and WC with concealed cistern. Chrome towel radiator. Double glazed window to the rear.

Outside

To the front is a small gravelled garden with pathway leading to the front door. The rear garden enjoys a sunny, westerly aspect and is a good length. Mainly laid to lawn, the garden has a shared access on foot leading to the front of the property. Outbuilding with outside tap and plumbing available. Additional dilapidated brick outbuilding offering plenty of potential.

Council Tax Band

North Northamptonshire Council. Council Tax Band B

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.

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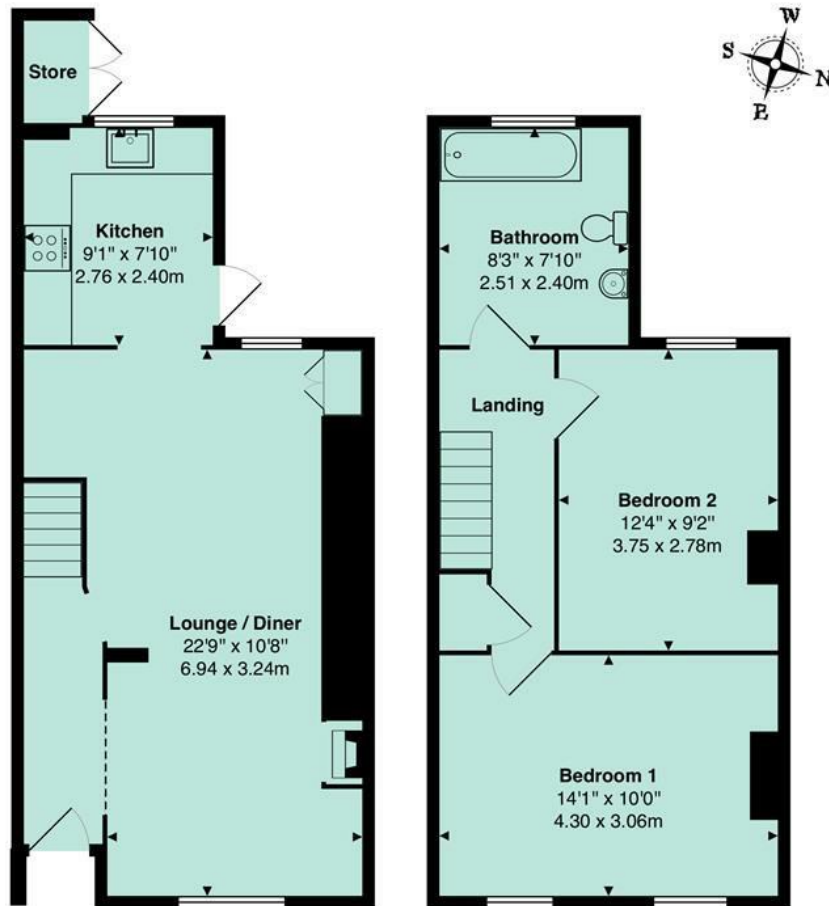
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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





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Ground Floor
Area: 387 ft² ... 36.0 m²

1st Floor
Area: 394 ft² ... 36.6 m²

Total Area: 781 ft² ... 72.6 m² (excluding store)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			60
(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