



London Road Bozeat NN29 7JR  
Freehold Price £254,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Wellingborough Office** ☐  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





Situated in the village of Bozeat with easy access to Olney, Milton Keynes and Wellingborough is this beautifully presented mature two bedroom semi detached house with off road parking and 88ft long rear garden. The property has undergone modernisation works in recent years and now benefits from a refitted kitchen with built in appliances, a refitted bathroom suite, gas radiator central heating and uPVC double glazing. The rear garden is well laid out with various sections and includes a summer house and brick built store/workshop. The accommodation briefly comprises lounge, dining room, hallway, kitchen, two bedrooms, bathroom, gardens to front and rear and parking.

Enter via entrance door to.

**Lounge**  
11' 11" into chimney breast recess x 11' 10" into bay (3.63m x 3.61m)  
Bay window to front aspect, white fire surround with tiled inset fireplace and hearth, radiator, T.V point, coving to ceiling, wood effect floor, door to.

**Hallway**  
Wood effect floor, stairs to first floor landing, through to.

**Dining Room**  
11' 10" into chimney breast recess x 10' 10" (3.61m x 3.3m)  
Window to rear aspect (to porch), window to side aspect, fireplace, radiator, wood effect floor, coving to ceiling, door to.

**Kitchen**  
14' 3" x 6' 10" (4.34m x 2.08m) (This measurement includes area occupied by the kitchen units)  
Refitted to comprise single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, electric hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, wood grain effect floor, window to rear aspect, two windows to side aspect, door to porch.

**Porch**  
Window to rear aspect, part obscure glazed door to driveway.

**First Floor Landing**  
Window to side aspect, doors to.

**Bedroom One**  
12' 0" into chimney breast recess x 10' 1" (3.66m x 3.07m)  
Window to front aspect, radiator, overstairs cupboard/wardrobe.

**Bedroom Two**  
12' 1" into chimney breast recess x 11' 0" (3.68m x 3.35m)  
Window to rear aspect, radiator, door to.

**Bathroom**  
Refitted white suite comprising shower/bath with mixer shower, low flush W.C, wash basin with vanity cupboards, tile splash areas, white towel radiator, obscure glazed window to rear aspect, cupboard housing gas fired boiler serving central heating and domestic hot water.

**Outside**  
Front - Gravel which provides space to park a small car, driveway for two further cars, outside W.C, gate to.

Rear Garden - Approximately 88ft in length, red brick path, gravel, paving, lawn, various shrubs and bark chippings, wooden deck, further patio, greenhouse, two sheds, fence, path to brick built store with window, could be used as workshop.

Summer house - Power and light connected, windows and double opening doors to garden.

**Energy Performance Rating**  
This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

**Council Tax**  
We understand the council tax is band B (£1,689 per annum. Charges for 2024/2025).

**Agents Note**  
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**  
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**  
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**  
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

**General Data Protection Regulations 2018**  
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – [www.richardjames.net](http://www.richardjames.net)

**Mortgages**  
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

