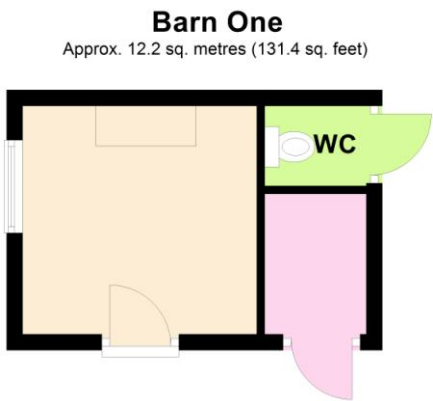
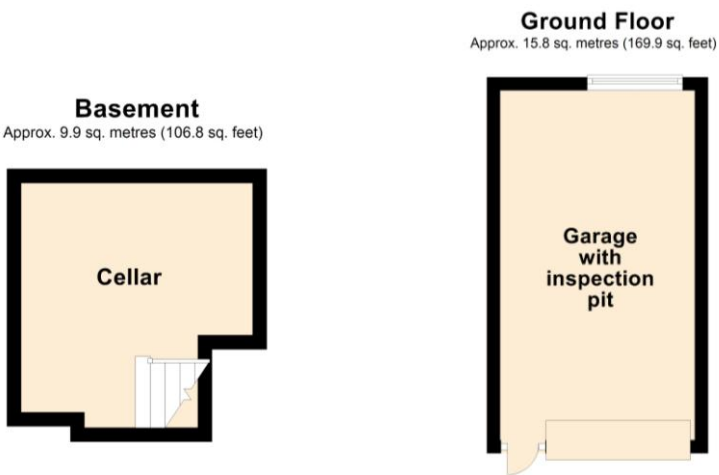
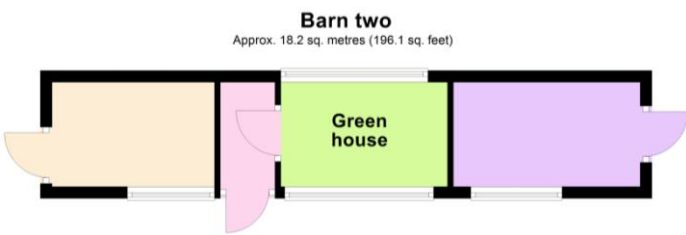
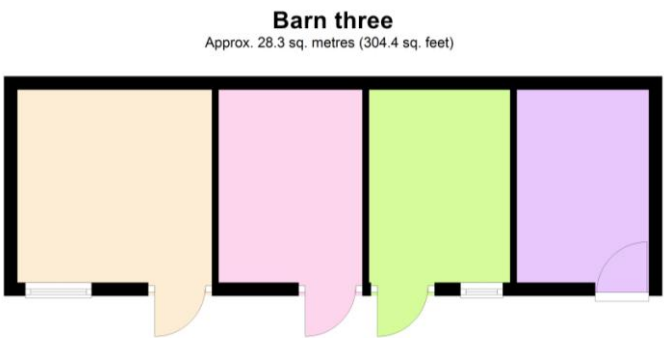
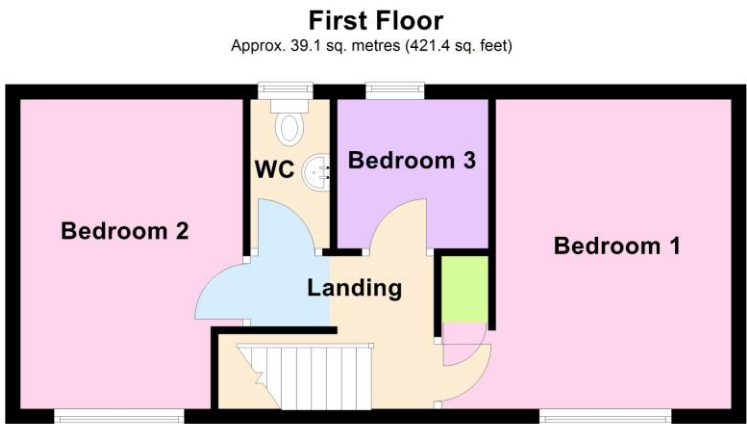


Burton Terrace Bozeat

richard james

www.richardjames.net



Total area: approx. 96.8 sq. metres (1042.1 sq. feet)



Burton Terrace NN29 7LL
Freehold Price £365,000

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



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

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.

Situated in the village of Bozeat just off Church Lane is this rarely available three bedroom stone detached property which was built circa 1899 and requires updating throughout. Benefits include gas radiator central heating, a refitted shower room, off road parking, a single garage and a rear garden measuring 76ft max x 64ft max with several barns. Viewing is highly recommended to appreciate the location and garden. The accommodation briefly comprises entrance porch, entrance hall, cellar, lounge, kitchen/dining room, shower room, three bedrooms, cloakroom, garden to side, several barns, single garage and off road parking.

Enter via entrance door.

Entrance Porch
Glazed door to.

Entrance Hall
Wood panelling and exposed stone to walls, door to.

Cellar
11' 3" max x 10' 9" max (3.43m x 3.28m)
Light

Lounge
13' 7" max x 13' 3" max (4.14m x 4.04m)
Feature open fireplace, window to front aspect, two radiators, stairs to first floor landing, porthole window to side aspect, exposed stone walls.

Kitchen/Dining Room
13' 6" max x 13' 0" max (4.11m x 3.96m) (This measurement includes area occupied by the kitchen units)
Comprising single drainer stainless steel sink unit with cupboards under, eye level units, window to rear aspect, door to side aspect, radiator, window to front aspect, wall mounted gas fired boiler serving central heating and domestic hot water, wood panelling to ceiling and walls.

Shower Room
Comprising walk in double tiled shower enclosure, low flush W.C, wash hand basin set in vanity unit, obscure glazed window to side aspect, built in cupboard, tiling to walls.

First Floor Landing
Porthole window to front, radiator, wooden panelling, door to.

Bedroom One
13' 4" max x 10' 1" plus door recess (4.06m x 3.07m)
Window to front aspect, radiator, wooden panelling to wall and ceiling.

Bedroom Two
13' 7" max x 9' 10" max (4.14m x 3m)
Window to front aspect, radiator, wooden panelling to wall and ceiling.
Bedroom Three
7' 2" max x 7' 2" max (2.18m x 2.18m)
Window to side aspect.

Cloakroom
Comprising low flush L.C, wash hand basin , obscure glazed window to front aspect, wooden panelling to wall and ceiling.

Outside
Front - Various shrubs, flowers and tree, double wooden gate to driveway providing off road parking.

Single garage- measuring 17' "6 max x 9' "8 max. Window to rear aspect, up and over door, inspection pit.

Side - Measuring approx. 76ft x 64ft, mainly laid to lawn, various shrubs, plants, trees and flowers, various bushes, outside W.C., several barns and green house.

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

Council Tax
We understand the council tax is band D (£2,281 per annum. Charges for 2025/2026).

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

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.

