



46 Hollowell Street | Wollaston | NN29 7UG



Matthew
Nicholas



Offers In The Region Of £345,000

A superbly presented three bedroom semi-detached house by Bloor Homes to their 'Birch' design situated on this new development on the outskirts of the village. Having been subject to a host of upgrades to include integrated kitchen appliances, LVT flooring, carpeting and a turfed garden, the property also enjoys neutral décor throughout. With PVCu double glazing and a gas fired radiator heating system, the house briefly comprises an entrance hall, sitting room, kitchen/dining room and guest WC. The first floor offers a master with ensuite, two further bedrooms and a bathroom. Parking for two cars and an enclosed rear garden. Viewing is recommended.

- Recently constructed 'Birch' design by Bloor Homes
- Well appointed kitchen and bathrooms
- LVT flooring to ground floor
- Nicely upgraded by the current owner
- Immaculately presented with neutral décor
- EV charger

Composite entrance door leading from the front into the

Entrance Hall

Radiator, LVT flooring, door to the

Sitting Room

12'3" x 15'6" (3.74 x 4.74)

Window to front, radiator, TV point, door to understairs store, further door to

Kitchen/Breakfast

15'5" x 11'8" (4.72 x 3.56)

Fitted with a range of upgraded cabinetry with worksurfaces above. Inset sink with mixer tap, integrated hob, extractor, eye level oven, fridge/freezer and dishwasher. Radiator, space for table, LVT flooring, downlights. Arch to the utility area and casement style door and glazing opening to the garden.

Utility

Cabinetry to match kitchen with space and plumbing for washing machine, wall mounted central heating boiler, LVT flooring. Door to th

Guest WC

4'8" x 5'10" (1.43 x 1.79)

Fitted with a two piece contemporary suite with tiled splash areas, radiator, LVT flooring, downlights.

First Floor Landing

Access to roof space, doors to all principal rooms.

Bedroom One

9'3" x 10'10" (2.83 x 3.31)

Window to rear, radiator, built in wardrobes, further door to the

Ensuite

3'9" x 8'0" (1.16 x 2.44)

Fitted with a three piece contemporary suite with tiled splash areas including a large shower enclosure with sliding glazed doors. Radiator, LVT flooring, downlights, window to rear.

Bedroom Two

8'3" x 9'0" (2.54 x 2.75)

Window to front, radiator.

Bedroom Three

6'10" x 11'8" (2.09 x 3.57)

Window to front, radiator., overstairs store.

Bathroom

5'3" x 8'0" (1.62 x 2.44)

Fitted with a three piece contemporary suite with tiled splash areas including WC, wash hand basin and bath. Radiator, LVT flooring, downlights, window to side.

Rear Garden

South facing in aspect with paved patio area, main lawn and enclosed by fencing on all side.

Outside

Enjoying a driveway for two cars with lawn, planted bed and pathway to the main entrance door and side gate to rear garden.

Agents Note

As with most newer developments, a modest service charge is payable annually for the maintenance of communal grass/planted areas etc. please ask for further details.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

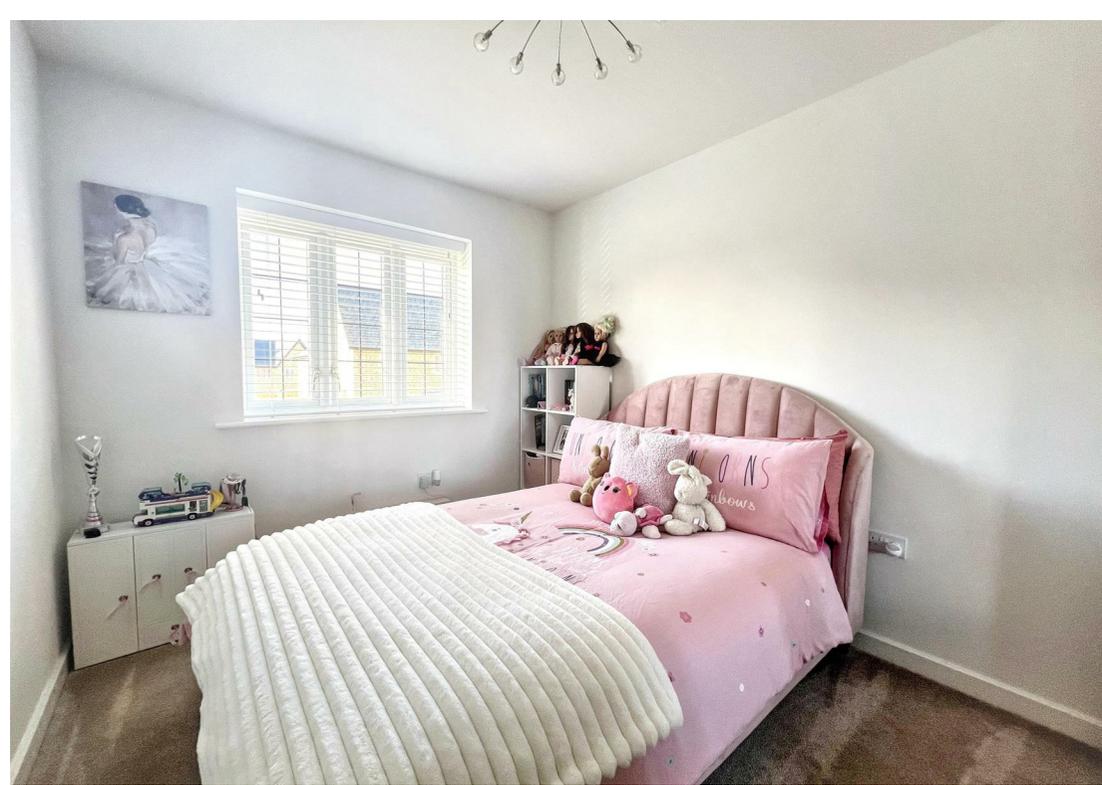
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable. Please call the office to confirm details of that charge and how to settle it.





Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 877.00 sq ft

Energy Efficiency Rating	
Current	Potential
83	95

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

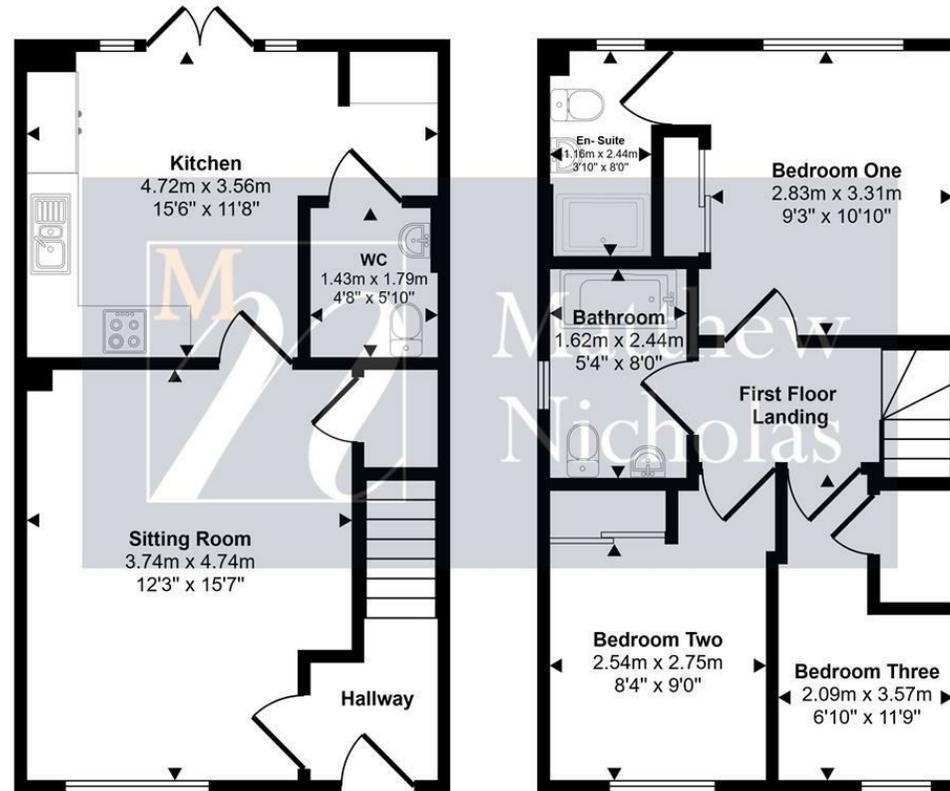
Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

Approx Gross Internal Area
81 sq m / 877 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft

First Floor
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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