



66 Irchester Road | Wollaston | NN29 7RW



Matthew
Nicholas



Offers In The Region Of £275,000

A superb Underwood built three bedroom terraced house with single garage and driveway parking to the rear. Offered in excellent order having been upgraded in recent years, the property now boasts a gas fired radiator heating system, PVCu double glazed windows and superbly refitted kitchen/dining room and bathroom. Decorated in neutral shades, the property briefly comprises of an entrance hall, sitting room, kitchen/dining room leading out to the garden, three well proportioned bedrooms and a bathroom. The rear garden is south facing and has been landscaped and is not considered overlooked.

- Underwood built three bedroom end of terrace
- South facing garden
- Recently completely neutrally decorated
- Off road parking & garage
- PVCu Double glazing
- Viewing recommended

Composite part glazed entrance door leading from the front into the

Entrance Hall

Radiator, cloaks storage cupboard, staircase to the first floor, glazed door to the

Sitting Room

12'9" x 14'8" (3.95 x 4.49)

Window to front, radiator, TV point, further glazed door to the

Kitchen/Dining Room

16'7" x 9'3" (5.06 x 2.83)

Fitted with a range of base and eye level units with worksurfaces above. Inset stainless steel sink with mixer tap, gas hob with electric double oven beneath, plumbing adn space for dishwasher and washing machine, space for fridge/freezer. Tiled splash areas, radiator, space for table, window to rear and sliding patio doors opening to the garden.

First Floor Landing

Doors to all rooms, loft access hatch.

Bedroom One

9'2" x 10'9" (2.80 x 3.30)

Window to rear, radiator, built in wardrobes.

Bedroom Two

9'3" x 11'1" (2.82 x 3.39)

Window to front, radiator.

Bedroom Three

7'0" x 7'9" (2.15 x 2.37)

Window to front, radiator.

Bathroom

7'0" x 5'5" (2.14 x 1.66)

Fitted with a three piece suite including low level WC, wash hand basin and P shaped bath with shower above and glazed screen to the side. Tiled splash backs, radiator, obscured window to the rear.

Outside

The property stands behind a wall retained courtyard style garden with pathway to the main door. Gated pedestrian access to the rear garden at the side.

Rear Garden

Laid to a combination of lawn and paved patio. Fence enclose and with gated access to the driveway area. Personal door to the garage.

Garage

9'1" x 16'0" (2.77 x 4.89)

Single garage in block directly at the rear of the garden. Up and over main door with power and light connected. There is a parking space for one car in the shared driveway area to the rear of the garden which provides access to the garage from Back Way.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

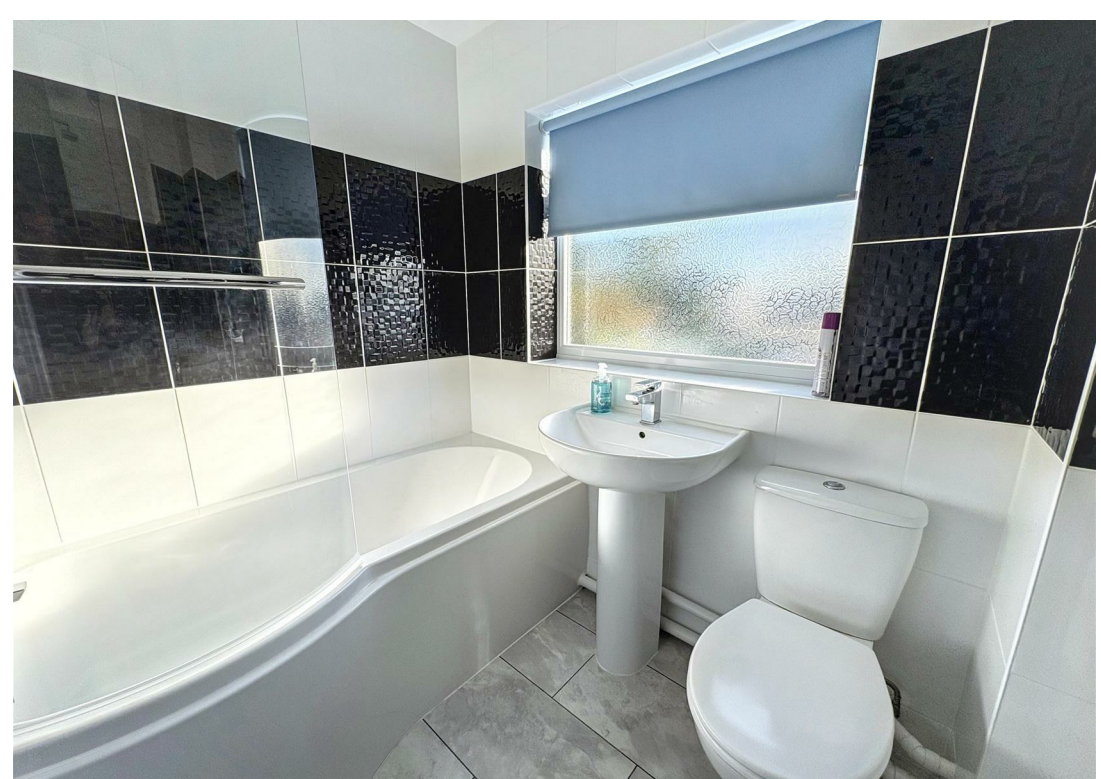
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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 at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





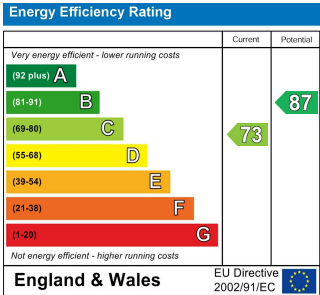
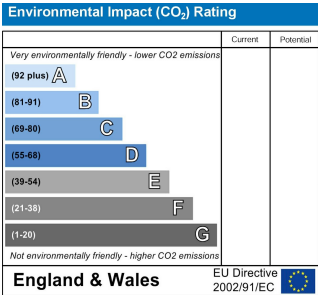
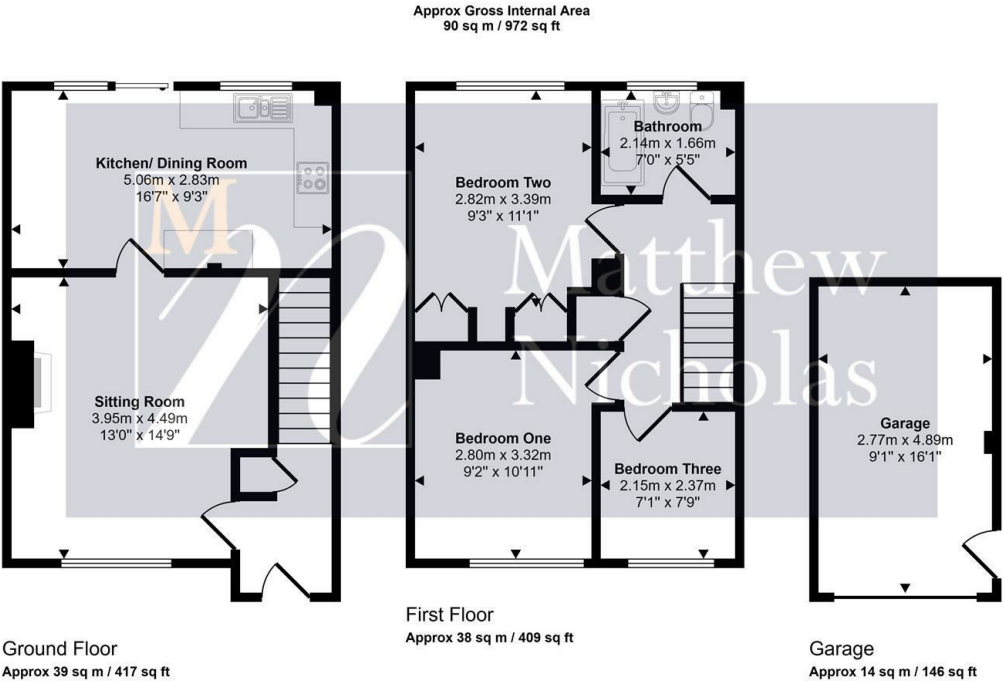
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 972.00 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.