



34 Upper Park Avenue | | NN10 9NY



Matthew
Nicholas



Offers In Excess Of £285,000

A delightfully positioned and completely refurbished two double bedroom semi-detached bungalow with large driveway and westerly facing garden. Situated on a quiet road on the edge of the town, the property offers a 'turn key' solution for those looking for something ready to move straight into. Offering a new roof, gas fired radiator heating system, recent rewire, PVCu double glazing and a superbly refitted kitchen and bathroom, neutral décor and floor coverings. Comprising a hallway, sitting room overlooking the garden, kitchen and breakfast room, bathroom and two double bedrooms. Offered with no onward chain. Viewings recommended. Video walkthrough below

- Semi detached bunaglow on sought after road
- Gas fired radiator heating system
- Refitted kitchen and bathroom
- Immaculate order throughout
- New roof fitted
- Large garage and garden

Part glazed composite door leading into

Entrance Hall

Radiator, LVT herringbone flooring, doors to all principal rooms,

Dining Room

11'5" x 10'4" (3.48 x 3.17)

Radiator, carpet flooring, leading through to

Sitting Room

14'3" x 8'8" (4.36 x 2.65)

French doors to rear, radiators, TV point, telephone point, carpet flooring, feature skylight.

Kitchen

10'5" c 8'7" (3.20 c 2.64)

Refitted with a contemporary range of cabinetry with wooden work surfaces. Single bowl inset black composite sink with reversible drainer, gas hob with extraction above and single electric oven beneath. Integrated dishwasher, washing machine and fridge freezer. LVT herringbone flooring, downlighters, window to rear.

Breakfast Room

7'6" x 6'8" (2.31 x 2.04)

Radiator, LVT flooring, PVCu door to rear.

Bedroom One

13'8" x 10'9" (4.19 x 3.28)

Bay window to front, radiator, built in wardrobes

Bedroom Two

9'8" x 9'2" (2.95 x 2.80)

Window to front, radiator.

Bathroom

7'0" x 7'0" (2.15 x 2.14)

Fitted with a three piece suite including a low-level WC, wall-hung hand basin, bath with

panel to side and thermostatic shower above. Tiled splash areas, LVT herringbone flooring, downlighters, obscured window to the side.

Outside

The property stands behind a front garden laid to law with further driveway to the side which runs along the full length of the property to the rear.

Rear Garden

Immediately abutting the rear of the property is a flagstone seating area, the majority of the garden is laid to lawn with planting to the borders, all enclosed with a combination of feather board and panelled fencing. Large detached garage to side.

Material Information (Paragraph)

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

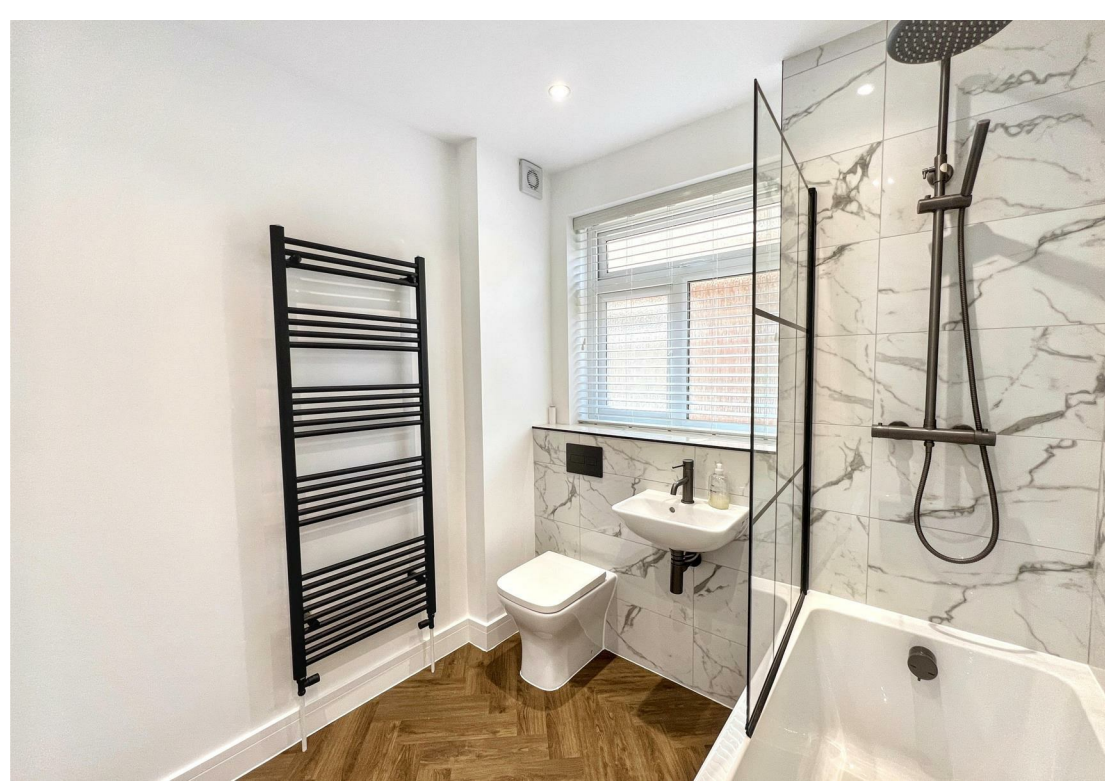
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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

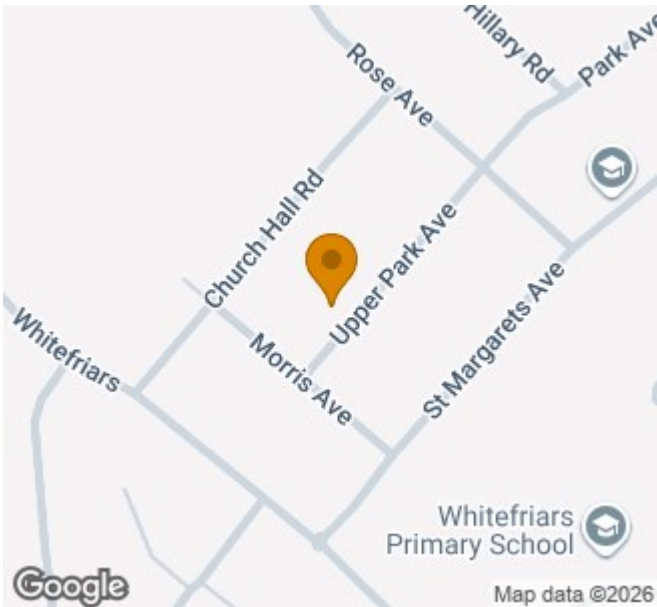
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial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



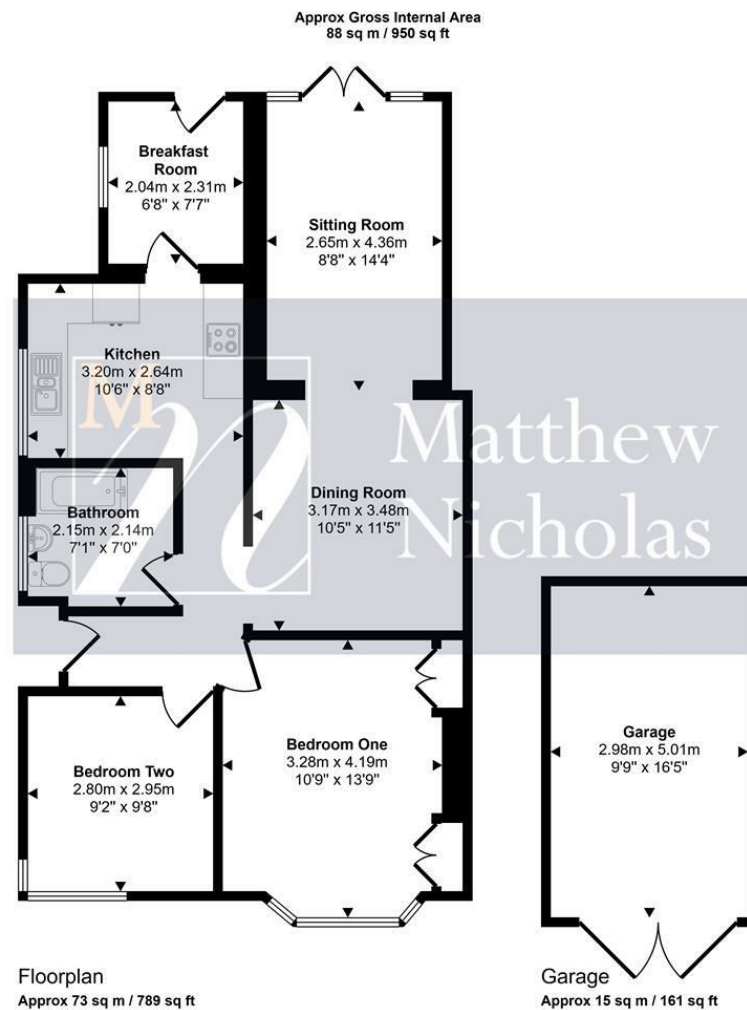
Local Authority: North Northamptonshire

Tax Band: B

Floor Area: 807.30 sq ft

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



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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas