


2 High Street | Wollaston | NN29 7QQ

Matthew Nicholas







# Offers In The Region Of £169,995

A superb value for money mature terraced cottage situated in the heart of this popular village. Boasting a gas fired radiator heating, fitted kitchen/dining room with integrated cooking appliances, a sitting room with feature exposed brick chimney and multifuel burner, and a guest W.C. Upstairs there two double bedrooms, one with built in wardrobes, and a white fitted bathroom with shower over the bath. There are no gardens or outside space with the property and parking is on street. No onward chain and an ideal first purchase or rental investment.

- Central village location
- Kitchen/dining room
- Gas fired radiator system
- Two double bedrooms
- Wood burning stove to sitting room
- No onward chain

Storm porch with part glazed timber entrance door leading into the

**Entrance Hall**
Window to the front, radiator, quarry tiled floor, doors to the sitting room and guest WC.

**WC**
Fitted with a two piece suite comprising a low level WC and wash hand basin. Tiled splash areas, radiator, quarry tiled floor.

**Sitting Room**
18'5" x 14'4" (5.62 x 4.39)
Window to front, radiator, multi-fuel burner with tiled hearth set into exposed brick chimney breast. Further high level window to the rear. Staircase with storage below, doorway to the kitchen/dining room.

**Kitchen/Dining Room**
11'11" x 11'4" (3.65 x 3.47)
Fitted with a range of base and eye level units with work surfaces above. Inset stainless steel sink, gas hob with single electric oven below and extractor above, plumbing for washing machine and/or dishwasher, tiled splash areas, wall mounted gas fired central heating boile3r adn timer. Radiator, tiled floor, window to the rear.

**First Floor Landing**
Access to both bedrooms and bathroom.

**Bedroom One**
8'7" x 14'6" (2.64 x 4.42)
Window to the front, radiator, twin built in wardrobes, exposed timber floor.

**Bedroom Two**
11'11" x 11'2" (3.64 x 3.41)
Window to the rear, radiator, laminate flooring.

**Bathroom**
6'4" x 8'3" (1.94 x 2.53)
Fitted with a three piece suite comprising a low level WC, wash hand basin and bath with shower above. Tiled splash areas, radiator, laminate flooring, window to the front.

**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.




DIRTBUSTERS
STOVE













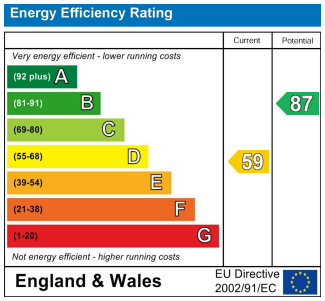
# Further Information

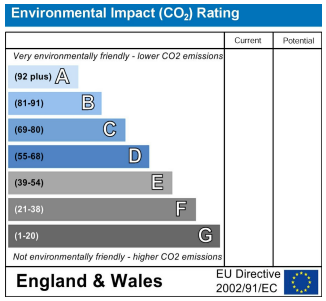


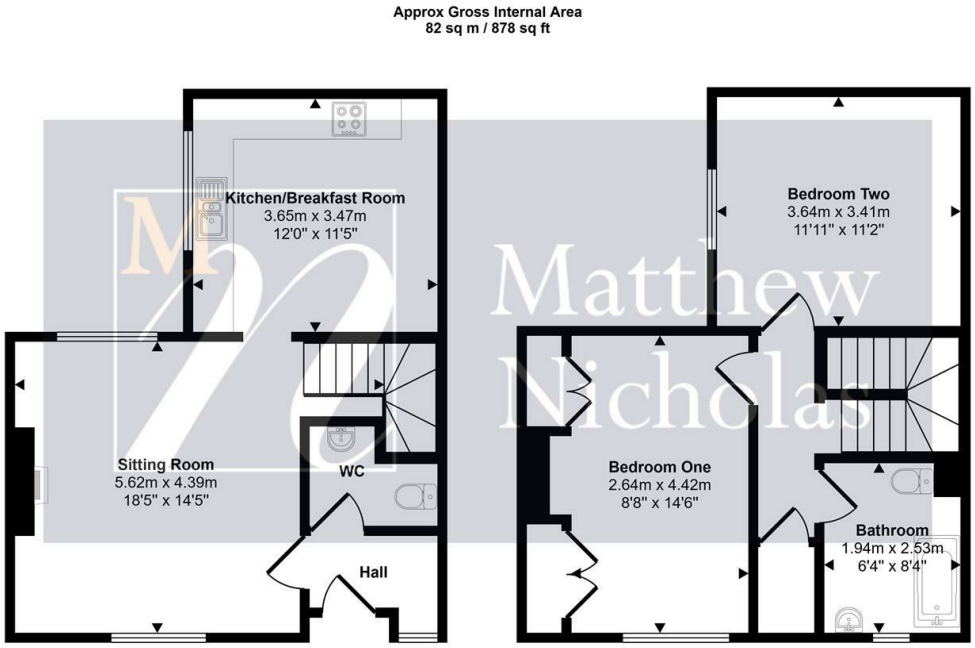

Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 878.00 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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

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

Matthew Nicholas