



64 Irchester Road | Wollaston | NN29 7RW



Matthew
Nicholas



Offers In The Region Of £260,000

A lovely mature two bedroom end of terrace property conveniently located for the village amenities and having been upgraded by the owners in recent years. Offering a gas fired radiator heating system, PVCu double glazing and attractive décor throughout, the property is considered to be an ideal first time purchase or investment. Comprising of an entrance hall, sitting/dining room with feature wood burner and a well fitted kitchen, with the first floor landing leading to two double bedrooms and a white fitted four piece white bathroom. The property enjoys a larger than average south facing garden for a property of this type with brick built workshop/shed.

- Period end of terrace
- Nicely fitted kitchen and bathroom
- South facing garden
- Character features
- Well regarding village location with good amenities
- Viewing recommended

Storm porch with panelled entrance door with glazed fanlight above leading from the front into the

Entrance Hall

Radiator, central heating thermostat, staircase to first floor. Original exposed timber panelled door to sitting/dining room.

Sitting Room

11'6" x 12'8" (3.51 x 3.88)

Bay window to front, radiators, feature wood burner with timber mantle and slate hearth, TV point, coving.

Dining Room

11'9" x 11'5" (3.60 x 3.49)

Window to rear, radiator, coving, further exposed timber panelled doors allowing access to the under-stairs storage cupboard and the kitchen.

Kitchen

8'1" x 10'0" (2.48 x 3.07)

Fitted with a range of shaker style painted base and eye level units with dark timber effect work surfaces above. Inset single bowl single drainer stainless steel sink with mixer tap, space for slide in cooker, glazed display cabinets, plumbing and space for washing machine and dishwasher, tiled splash areas. Wall mounted gas fired central heating boiler, space for fridge/freezer, tiled floor. Feature circular window to rear, window and part glazed door to the side.

First Floor Landing

Access to roof space with pull down loft ladder, airing cupboard with slatted shelving and wall mounted central heating controls. Exposed timber panelled doors to both bedrooms and bathroom.

Bedroom One

13'0" x 10'11" (3.97 x 3.34)

Window to front, radiator, built in wardrobes to one wall, coving.

Bedroom Two

9'10" x 11'8" (3.02 x 3.56)

Window to rear, radiator, coving.

Bathroom

8'1" x 10'2" (2.48 x 3.12)

Fitted with a four piece suite in white including feature corner tub bath and separate corner shower cubicle with sliding glazed doors and thermostatically controlled shower unit, tiled splash areas, radiator, obscured window to rear.

Outside

The property stands behind a wall retained courtyard style garden laid to shingle with paved pathway to the entrance door and further paved pathway to the side of the property and the rear garden.

Rear Garden

Immediately abutting the rear of the house is a large tiered paved patio area/hardstanding with an aluminium greenhouse. The remainder of the garden is laid to lawn with planted, a vegetable area and a brick built storage barn> the whole is enclosed and affords a a southerly aspect. Shared right of access for neighbouring properties in the terrace.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

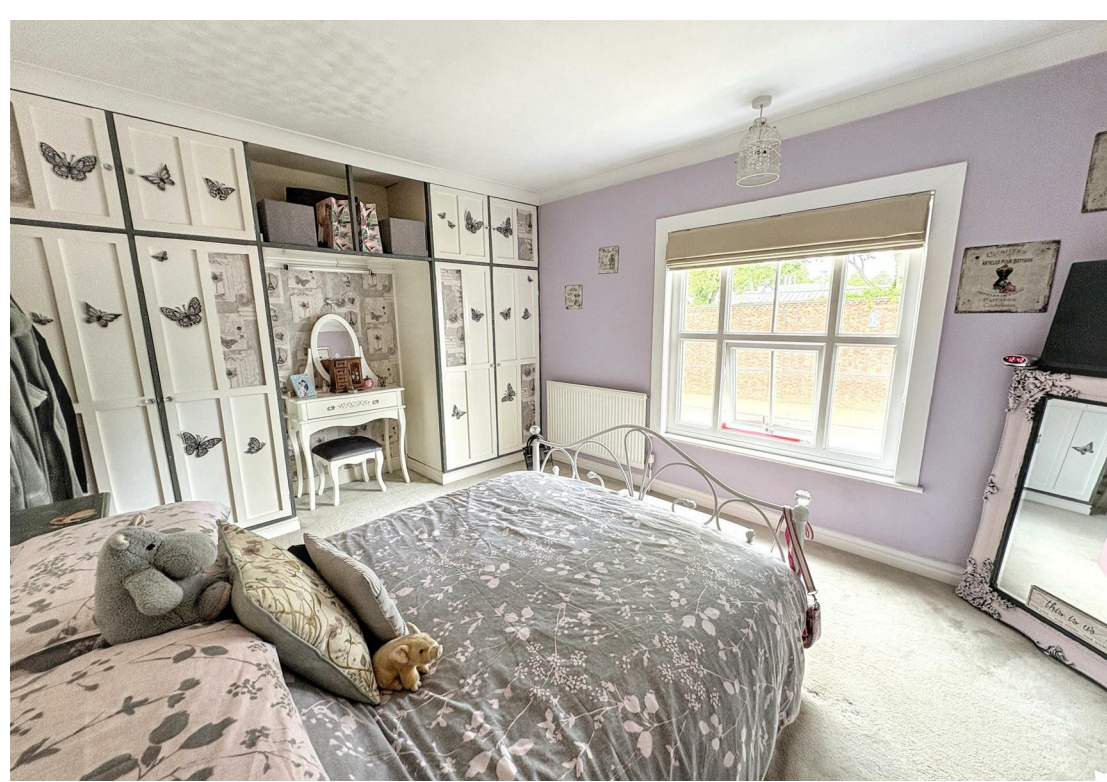
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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



Approx Gross Internal Area
81 sq m / 877 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft

First Floor
Approx 41 sq m / 441 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.

Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 877.00 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	
	80
	57
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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