



6 Burton Terrace | Bozeat | NN29 7LL



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## Offers In The Region Of £189,995

A two bedroom stone built cottage situated in the hart of the village with an open plan courtyard area and in need of renovation. Boasting electric storage heating and PVCu double glazing, the cottage presents an ideal opportunity for a buyer to add their own mark to the property. Comprising a hallway, two reception rooms and a kitchen. The first floor offers a potentially flexible layout with two double bedrooms, a lobby area and large bathroom. The courtyard is open to adjoining properties but offers access to the brick built barn at the far end. No onward chain.

- Two bedroom stone built cottage
- Electric storage heating
- Open plans courtyard garden area with barn
- In need of renovation
- PVCu double glazing
- No onward chain

PVCu door leading from the courtyard into the

### **Entrance Hall**

Window to front, staircase to the first floor, door to the dining room and opening through to the

### **Kitchen**

7'8" x 7'3" (2.35m x 2.21m)

Fitted with base level units with worksurfaces above. inset sink, space for cooker and washing machine, tiled splash areas. Windows to side and rear.

### **Dining Room**

10'5" x 13'2" (3.19m x 4.02m)

Window to front, electric storage heater, built in cupboards. Door to the

### **Sitting Room**

10'4" x 13'7" (3.17m x 4.16m)

Window to front, electric storage heater, built in cupboards.

### **First Floor Landing**

Window to rear at half landing, doors to bedroom one and first floor lobby area.

### **Bedroom One**

10'11" x 9'9" (3.34m x 2.98m)

Window to front, electric storage heater, feature cast iron fireplace.

### **First Floor Lobby**

7'10" x 7'10" (2.40m x 2.39m)

Window to rear, doors to the bathroom and

### **Bedroom Two**

10'4" x 8'11" (3.17m x 2.74m)

Window to front, electric storage heater.

### **Bathroom**

Fitted with a three piece suite with tiled splash areas, linen store, window to rear.

### **Outside**

To the rear of the property is an open plan area of concrete hardstanding providing the opportunity to create a courtyard style area. There is a shared right of access for neighbouring properties over this and for no 6 to return to Pudding Bag Lane. A brick built shed/barn is located at the far end.

### **Material Information**

Electricity Supply: Mains

Gas Supply: None

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.

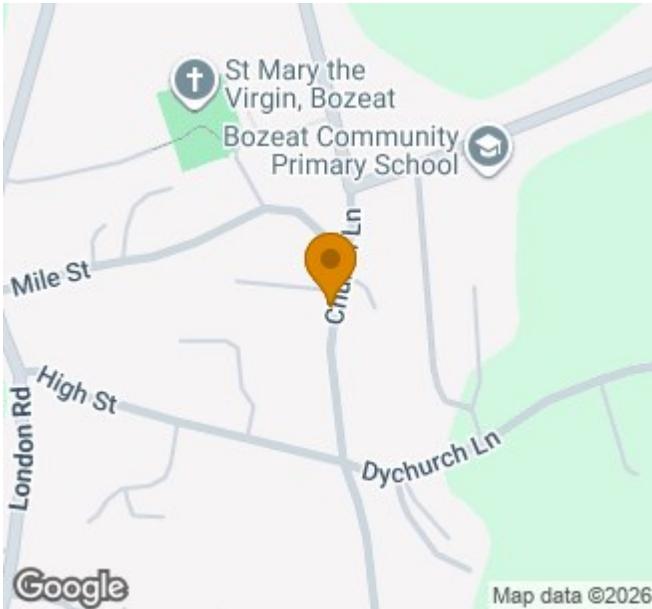
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial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





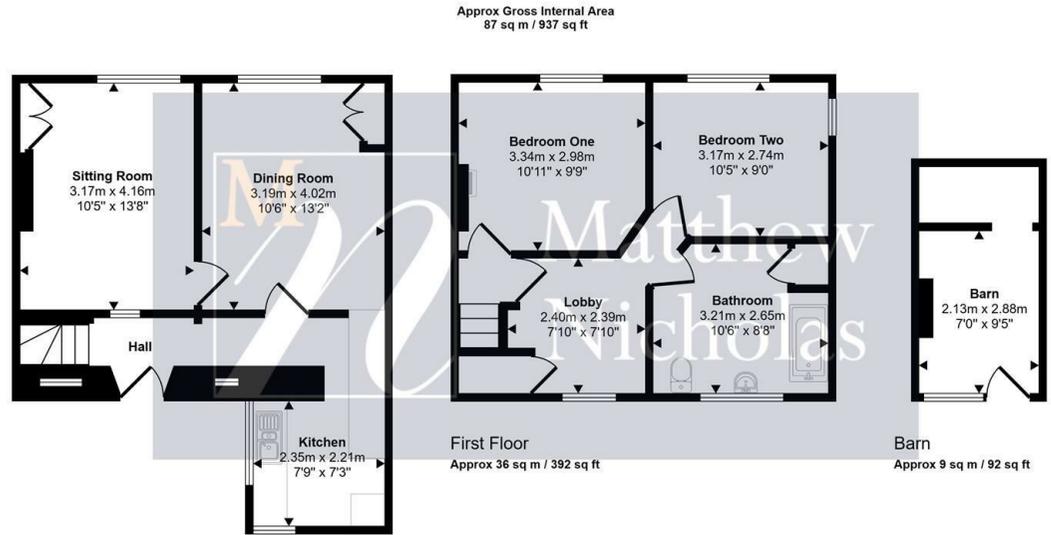
# Further Information



Local Authority: North Northamptonshire Council

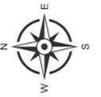
Tax Band: B

Floor Area: 937.00 sq ft



Ground Floor  
Approx 42 sq m / 452 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>76</b>
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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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