



122 London Road | Bozeat | NN29 7JR



Matthew
Nicholas



Offers In The Region Of £269,995

A well presented semi-detached property situated in this popular Northamptonshire village just north of Olney. Offering a gas fired radiator heating system and PVCu double glazing, the property has been comprehensively refurbished in recent years and comprises a sitting room with bay window and feature fireplace, dining room with stairs to the first floor. The fitted galley style kitchen includes integrated cooking appliances, wine fridge and a dishwasher and leads to a utility room with downstairs WC. Upstairs there are two good size bedrooms and a fitted shower room. Outside there is a small front garden, side access to the lawned rear garden with a patio and a built in seating area. No chain.

- Sought after village location
- Refitted first floor bathroom
- Two double bedrooms
- Refitted kitchen with utility area
- Character features
- Attractive west facing rear garden

Composite door leading from the front into the

Sitting Room

11'6" x 12'9" (3.51 x 3.91)

Bay window to the front, radiator, feature exposed brick chimney breast with flagstone hearth (not in use), further feature window to the side, exposed wood floor, downlights. Door to the

Dining Room

11'4" x 11'8" (3.46 x 3.58)

Window to the rear, radiator, staircase to the first floor landing, wood flooring, downlights.

Kitchen

6'4" x 10'11" (1.94 x 3.34)

Fitted with a range of white gloss fronted cabinetry with worksurfaces above. Inset twin bowl stainless steel sink with mixer tap, ceramic hob, eye level double oven to the side. Integrated dishwasher and wine fridge. Tiled splash areas, space for fridge freezer, expelair and wood flooring. Window and glazed door to the side, door to the

Lobby/Utility

Plumbing and space for washing machine and space for drier, wood flooring, window to the side. Door to the

WC

Fitted with a three piece suite including a low level WC and vanity wash hand basin, wood flooring.

First Floor Landing

Large loft access hatch with pull down ladder to roof space. Doors to all bedrooms and bathroom.

Bedroom One

11'8" x 13'1" (3.58 x 3.99)

Two windows to the front, further window to the side, radiator, painted wood flooring.

Bedroom Two

8'8" x 8'5" (2.65 x 2.57)

Window to the rear, radiator, overstairs store.

Bathroom

6'3" x 7'6" (1.93 x 2.30)

Fitted with a three piece suite comprising an low level WC, vanity wash hand basin and large walk in shower enclosure with composite splash boarding and glazed sides/sliding door. decorative flooring, towel warmer, downlights, window to the rear.

Outside

The property stands behind an enclosed front garden laid to shingle with pathway to the main door and a pedestrian gate to the rear garden.

Rear Garden

Large patio area directly to the side/rear of the house with tap, lighting and power. Built in seating with raised trough style planting and contemporary fencing/trelliswork. The remainder of the garden is laid to lawn with central path with lighting. Enclosed by fencing and west facing in aspect. Brick built shed to far end.

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



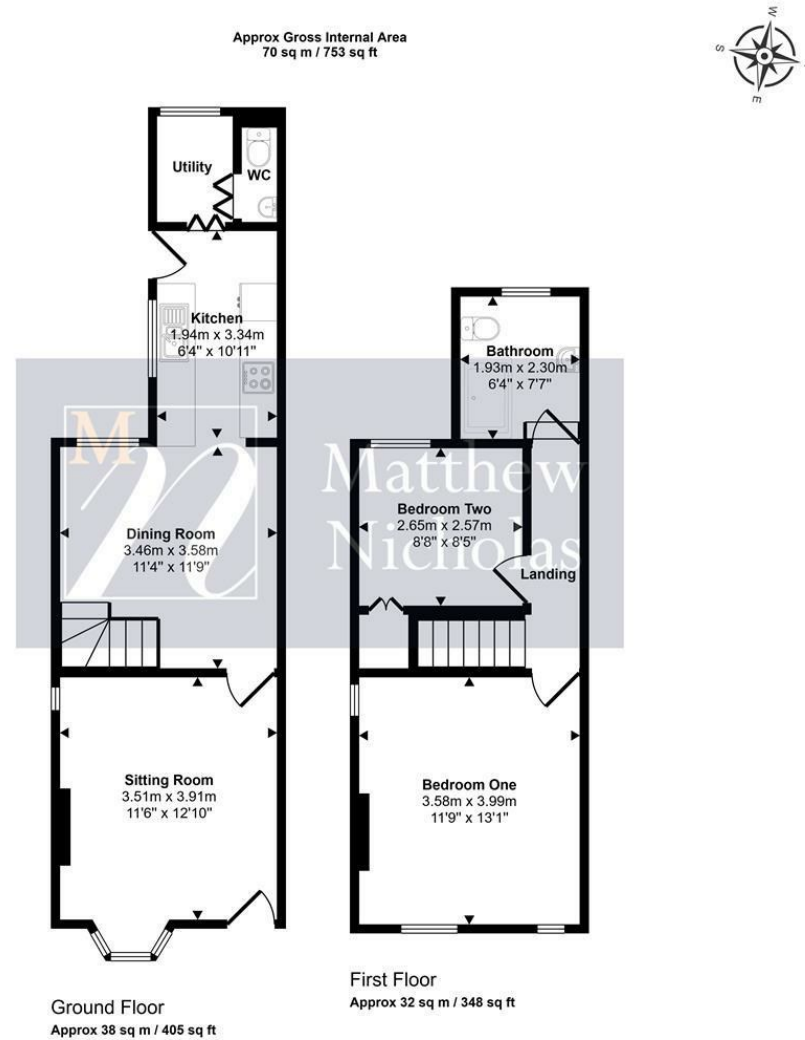
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 753.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			70
(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.

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