



90 High Street | Wollaston | NN29 7QQ



Matthew
Nicholas



Offers In The Region Of £169,995

Set on the edge of the conservation areas of the village is this charming three bedroom period terraced house. Currently reflecting a mid-twentieth century style internally, the property is in need of refurbishment, the property provides an ideal base to create a characterful first time buy, pied a terre or investment. With PVCu double glazing to some windows and a walled courtyard rear garden, the property comprises a hallway, dual aspect sitting/dining room, kitchen and ground floor bathroom. The first floor landing leads to three bedrooms and a further first floor bathroom. No onward.

- Period property within conservation area
- In need of modernisation
- Part PVCu double glazing
- Family bathroom and shower room
- Courtyard garden
- Central village location

Composite part glazed door leading into

Entrance Hall

Electrical cupboard, panelling, stairs to first floor, double glazed timber doors leading into

Sitting Room

11'11" x 11'7" (3.65 x 3.55)

Window to front, gas fire set on hearth, panelling, wall lights, shelving, opening into

Dining Room

12'2" x 11'6" (3.71 x 3.53)

Window to rear, gas fireplace, panelling, shelving, telephone point, door leading into

Kitchen

7'9" x 13'11" (2.38 x 4.25)

Fitted with a range of base and eye level units with worksurfaces above, single inset bowl and drainer with stainless steel taps above, space for cooker, space and plumbing for washing machine, tiling to splash areas, panelling, under stairs pantry, external door to rear garden and timber door to

Lobby

Cupboard housing hot water cylinder, further door into

Bathroom

7'9" x 8'5" (2.37 x 2.57)

Fitted with a three piece suite comprising a low level WC, hand wash basin recessed within a large vanity unit and bath with panel. Panelling, tiled splash areas, towel rail, obscured glazed window to side.

First Floor Landing

Doors to most first floor rooms, storage cupboard.

Bedroom One

14'6" x 11'8" (4.42 x 3.57)

Windows to front, built in wardrobes and storage units, panelling, wall lights.

Bedroom Two

8'9" x 11'6" (2.68 x 3.53)

Window to rear, built in wardrobes/cupboards.

Shower Room

7'10" x 5'1" (2.39 x 1.55)

Fitted with a three piece suite comprising of a low level WV, hand wash basin and shower tray with shower and curtain. Glazed window to side and door into

Bedroom Three

7'8" x 8'3" (2.36 x 2.54)

Window to rear.

Outside

Rear Garden

Immediately abutting the rear is a small courtyard leading to a further over grown garden to the rear and store. Shared access between this property and neighbours situated between the courtyard and further garden.

Store

Composite security door, power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

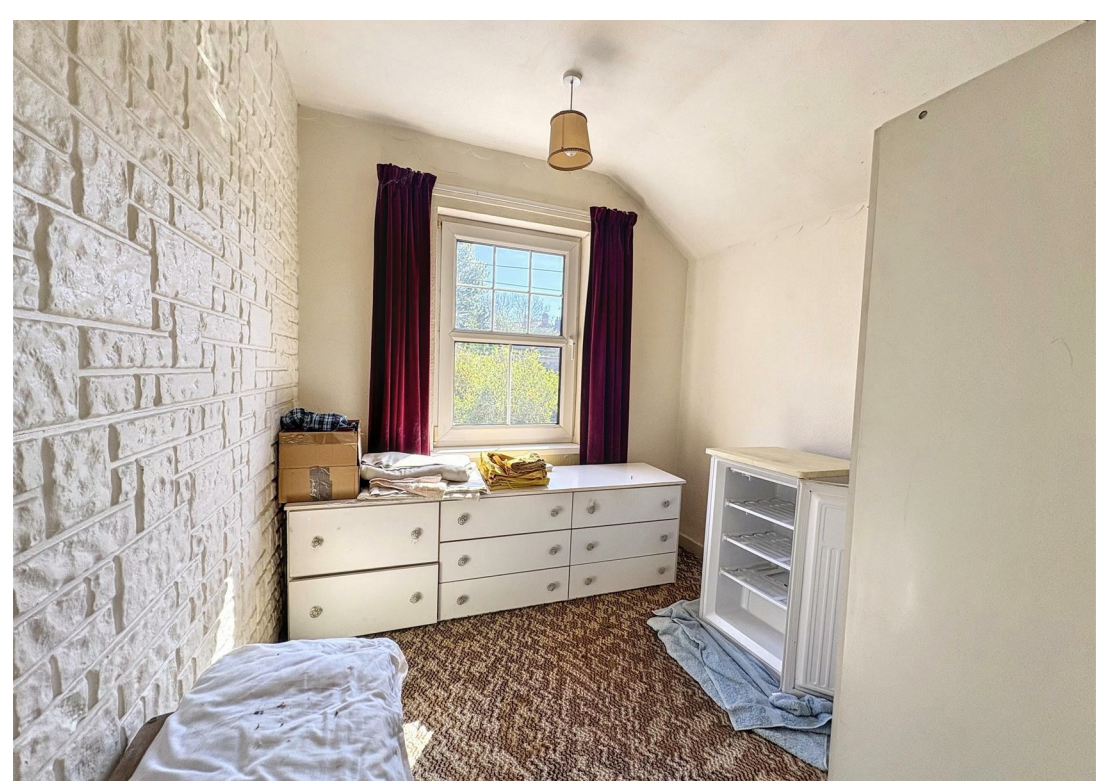
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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



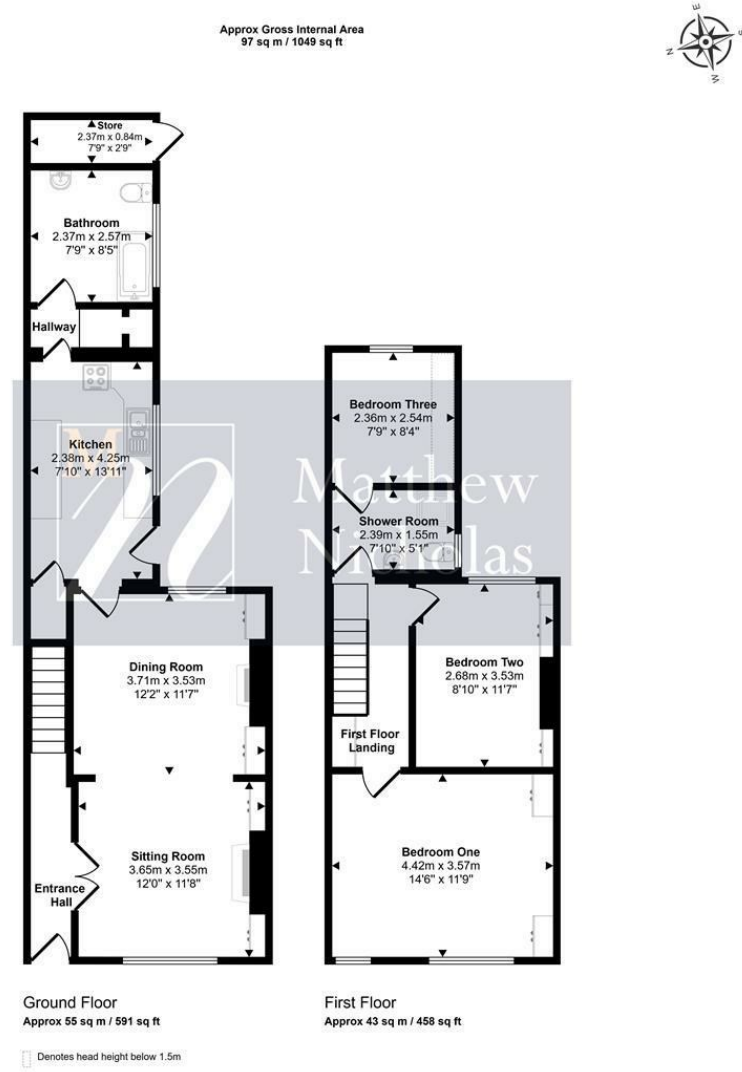
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1049.00 sq ft

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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

