



The Old Bakery, 63 London Road | Wollaston | NN29 7QP



Matthew  
Nicholas



## Offers In The Region Of £185,000

A charming stone built cottage situated in the heart of this popular village. Offered with no chain and the cottage would be suited to a first time buyer or investor purchase. Offering a gas fired radiator heating with replacement boiler, recently installed PVCu sealed unit double glazed windows and a composite front door, a large fitted kitchen/dining room, double aspect sitting room, two double bedrooms and a nicely refitted bathroom. There is no garden or outside space at the cottage, although there is easy access to open space as the cottage is situated towards the edge of the village.

- Semi-detached stone cottage
- Refitted bathroom
- No onward chain
- Replacement PVCu double glazing
- Gas fired radiator heating system with replacement boiler
- Ideal FTB or investment

Storm porch with steps and composite entrance door leading into the

**Entrance Hall**

Staircase to first floor. Doors to Sitting Room and Kitchen/Dining Room

**Sitting Room**

10'3" x 15'11" (3.14 x 4.87)

Window to front and further window to the rear. Two radiators. Feature fireplace style recess and additional display recess. TV point. Wall light points. Coving.

**Kitchen/Dining Room**

9'8" x 16'1" (2.96 x 4.91)

Fitted with a range of base and eye level units with roll edged work surfaces above. Inset one and half bowl single drainer polycarbonate sink unit with mixer tap, space for slide-in cooker, space and plumbing for washing machine. Tiled splash areas, wall mounted gas fired central heating boiler. Space for table, radiator, tiled floor, spotlights and coving to ceiling. Window to front and window to rear. Understairs storage cupboard.

**First Floor Landing**

Velux style window to rear. Radiator. Doors to both bedrooms and bathroom.

**Bedroom One**

9'10" x 16'7" (3.01 x 5.07)

Window to front and further window to rear. Radiator, feature sloping eaves. Door to built in storage cupboard.

**Bedroom Two**

11'8" x 10'11" (3.57 x 3.35)

Sash window to front. Radiator, feature sloping eaves.

**Bathroom**

8'3" x5'7" (2.53 x1.71)

Refitted with a white three piece suite including panelled bath with rainfall and handheld shower above and glazed screen to the side. WC adn vanity wash hand basin with storage below. Metro style tiled splash areas, radiator, sloping eaves. Obscured window to rear.

**Agents Note**

There is no outside space but there is an allocated bin storage area with neighbouring properties.

**Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

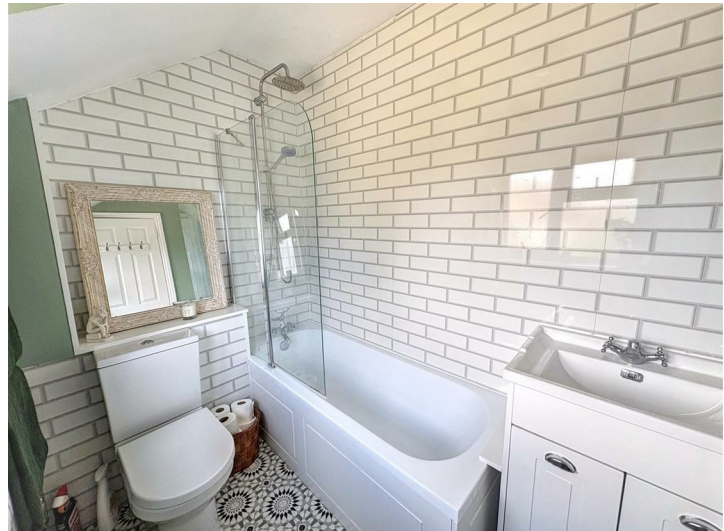
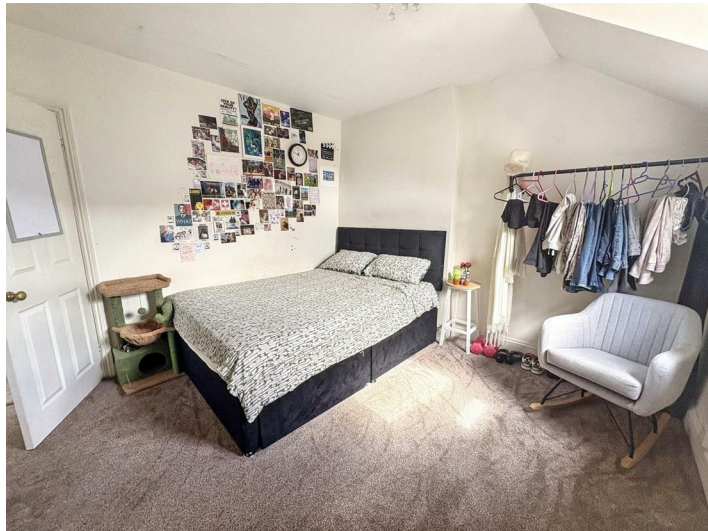
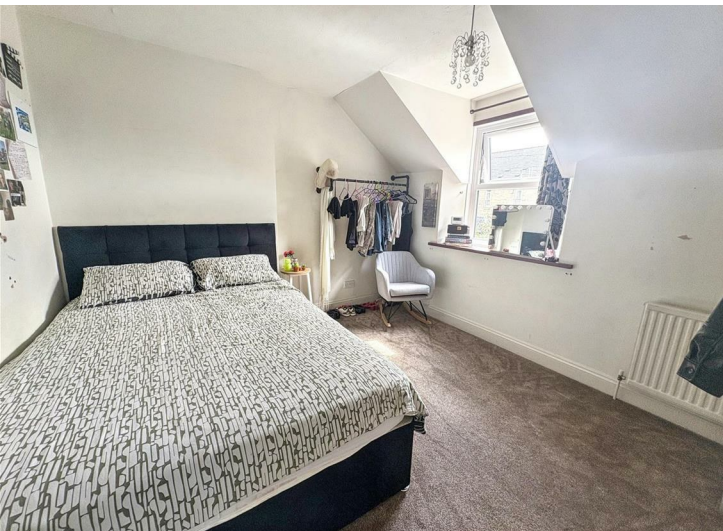
Heating: Gas radiators

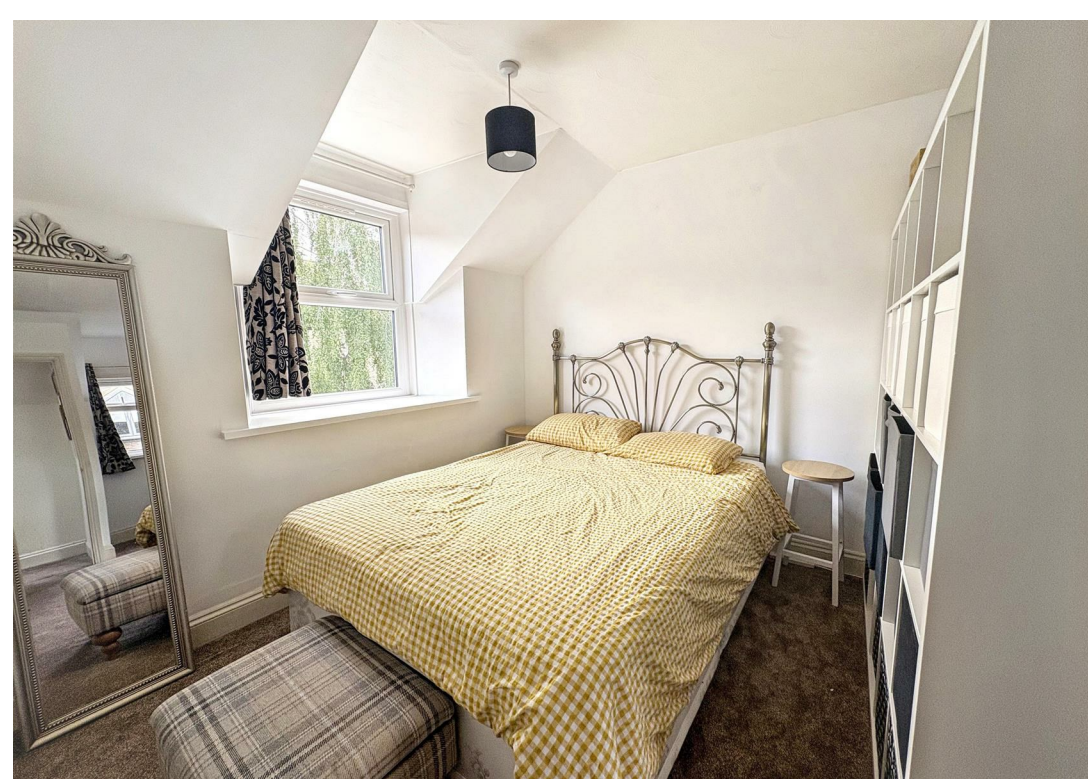
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

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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.





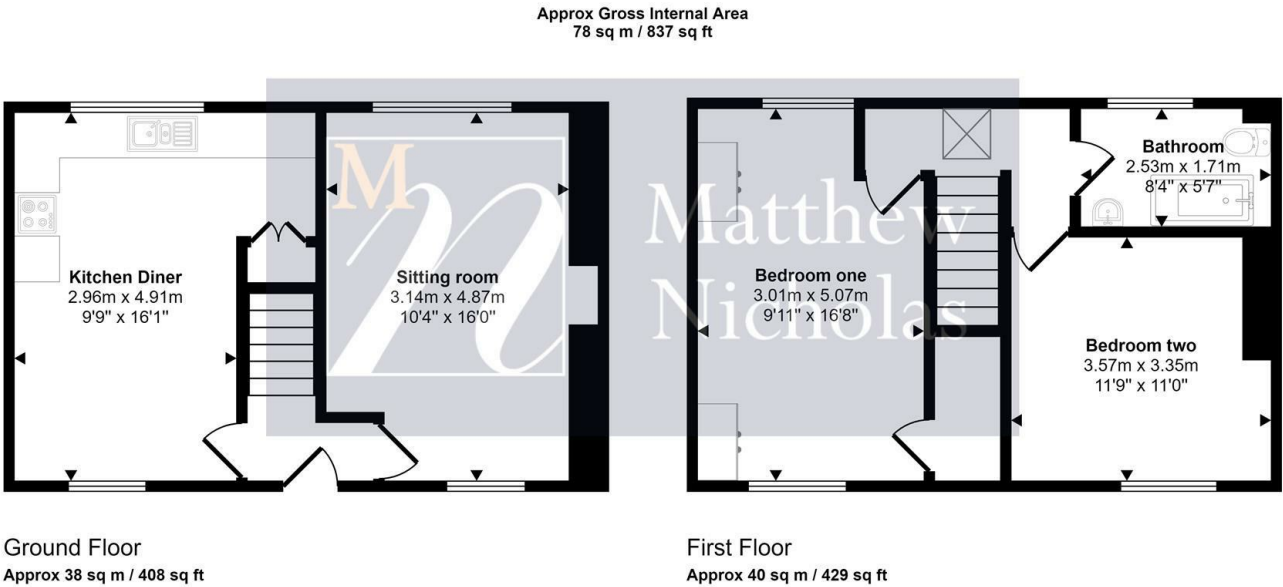
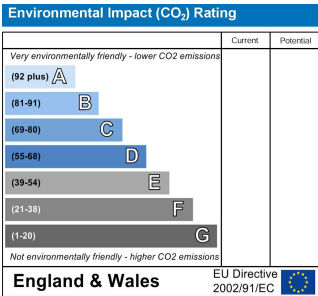
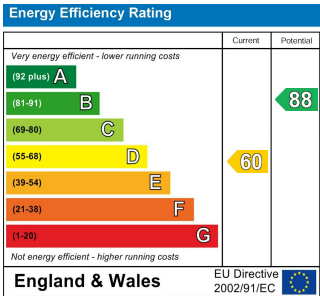
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 837.00 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.

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