



18 Hope Street | Bozeat | NN29 7LU



Matthew  
Nicholas



## Offers In The Region Of £259,995

A nicely presented period three bedroom bay fronted end of terrace house enjoying a large south facing garden and the rare addition of a driveway in this no-through road. The property boasts a gas fired radiator heating system, sealed unit double glazed windows and doors, fitted kitchen and white fitted bathroom. The accommodation briefly comprises of an entrance hall, through sitting/dining room, kitchen with door to the garden and a bathroom. The first floor landing allowing access to two double bedrooms and a single bedroom. Gardens to front and rear. Lots of scope (stc) for possible extension or the addition of garaging. Viewings are highly recommended.

- Mature end of terraced family house.
- Gas fired radiator heating system.
- South facing garden.
- Valuable driveway to side.
- PVCu double glazing.
- Village location.

Part glazed entrance door leading from the porch into the

### **Hallway**

Radiator, staircase to the first floor, door to the

### **Dining Room**

Window to the rear, radiator. Multipaned glazed doors opening through into the

### **Sitting Room**

Bay window to the front, radiator, feature fireplace with wood mantel shelf and electric fire, granite hearth.

### **Kitchen**

Fitted with a range of base and eye level units with worksurfaces above. Stainless steel sink with mixer tap, space and point for slide in cooker with extractor above and splashback. Window and door to the garden. Door to the under stairs store, further door to a lobby housing the central heating boiler and leading to the

### **Bathroom**

Fitted with a white three piece suite including a low level WC, wash hand basin with cupboard beneath and bath with shower above. Tongue and groove panelling to half height, window to the rear.

### **First Floor Landing**

Doors to all rooms, loft access hatch.

### **Bedroom One**

Two windows to the front, two radiators.

### **Bedroom Two**

Window to the rear, radiator.

### **Bedroom Three**

Window to the rear, radiator.

### **Outside**

The property stands behind a low wall retained courtyard front garden, path to the main entrance door. Driveway for at least two cars to the side of the house, which in turn opens out to the rear garden.

### **Rear Garden**

Mainly laid to lawn and enjoying a south facing aspect. Patio area abutting the house, pathway to the far end of the garden where there are brick built and timber workshops/sheds. The whole is enclosed by fencing with the exception of the driveway area.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

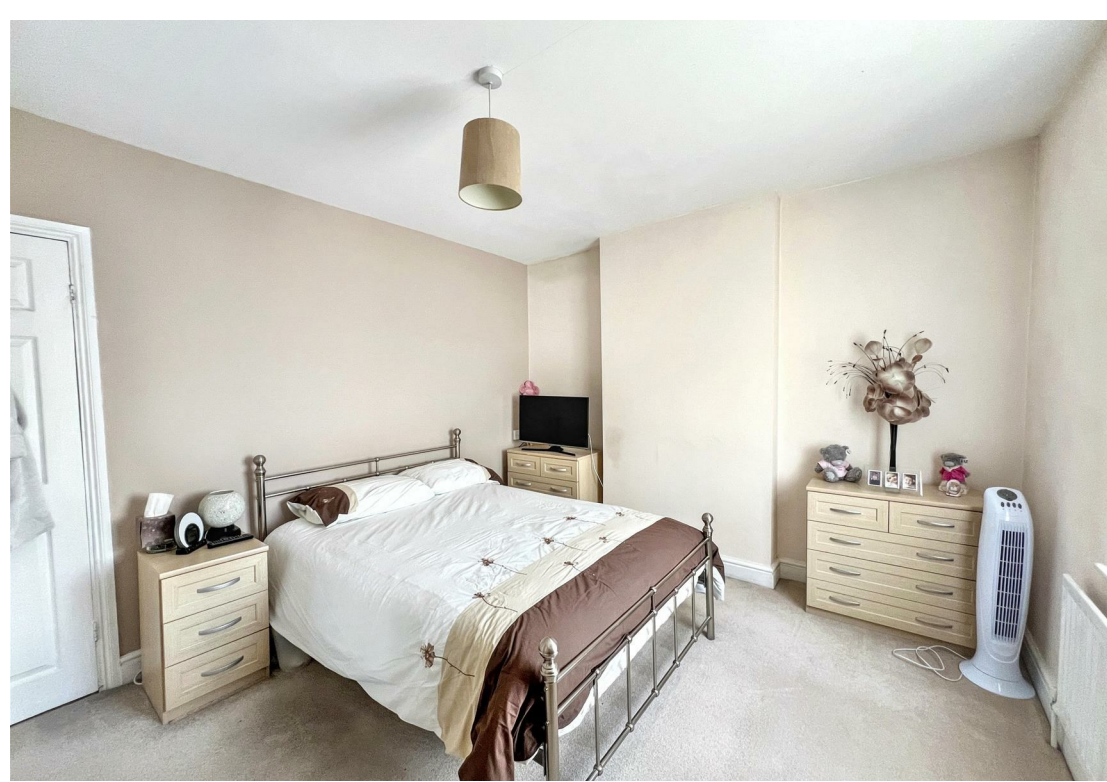
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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



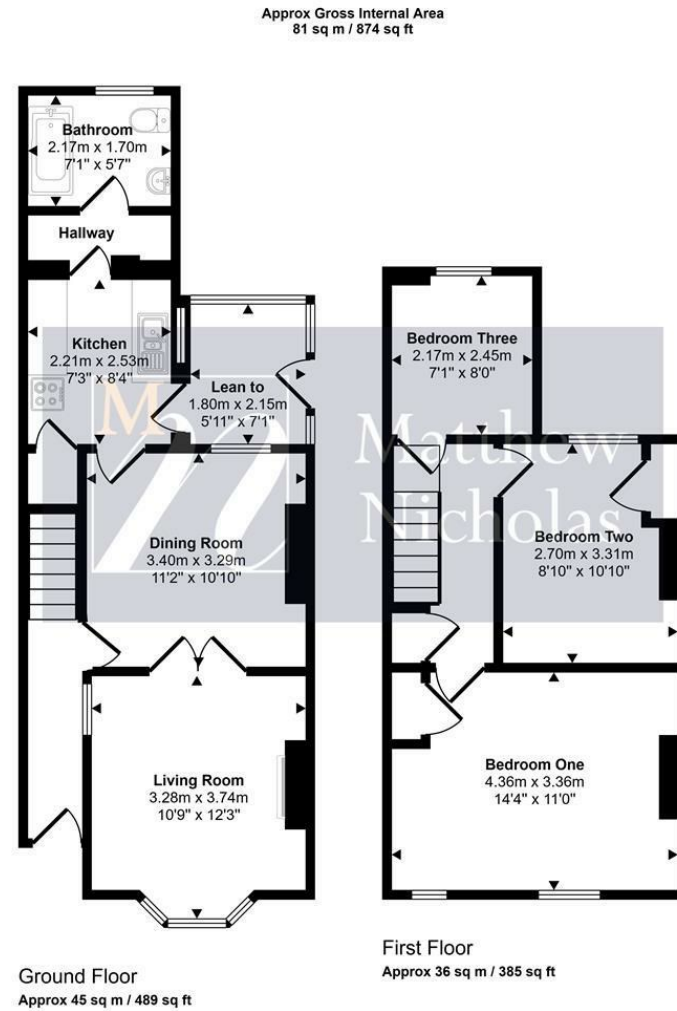
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 874.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</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 energy efficient - higher running costs	
<b>61</b>	
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	



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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27-29 Newton Road, Wollaston  
Northamptonshire  
NN29 7QN

T 01933 663311  
E [enquiries@matthewnicholas.co.uk](mailto:enquiries@matthewnicholas.co.uk)  
W [www.matthewnicholas.co.uk](http://www.matthewnicholas.co.uk)



Matthew  
Nicholas