



30 High Street | Podington | NN29 7HS



Matthew
Nicholas



Offers In The Region Of £270,000

A beautifully presented stone built cottage in the heart of this sought after North Beds village offering two generous double bedrooms and a delightful walled cottage garden. Comprising a porch, sitting room with inglenook fireplace, refitted kitchen/breakfast room, rear lobby and white bathroom. The first floor landing leads to the two well proportioned bedrooms. Neutrally decorated and with a radiator heating system, the property provides the perfect blank canvas for any would be buyer to add their personal own stamp to the improvements already carried out. The garden is laid to a combination of paving, raised beds and enclosed lawn. Viewing is recommended.

- Two light and airy double bedrooms
- Easily maintained but pretty walled cottage garden
- White bathroom suite
- Refitted 'Shaker' style kitchen/breakfast room
- Feature inglenook fireplace in the sitting room
- Sympathetic decoration and interior presentation

Part glazed timber door leading from the front into the

Porch

Coat hooks, part glazed door to the

Sitting Room

Deep silled window to the front, radiator, feature inglenook exposed stone fireplace (not currently in use) with timber lintel above and flagstone hearth, wood effect flooring. Further glazed door leading to the

Kitchen/Breakfast Room

Refitted with a range of pale coloured 'Shaker' style cabinetry with wood effect worksurfaces above. Inset one and a half bowl single with mixer tap, space for slide in electric cooker, space for fridge/freezer, tiled splash areas, radiator, understairs store, space for table, tiled floor. Staircase to the first floor landing, further glazed door to the

Lobby

Cupboard housing the oil fired central heating boiler and a hot water cylinder. Doors to the bathroom and rear garden.

Bathroom

Fitted with a three piece suite comprising a low level WC, wash hand basin and bath with shower above and glazed screen to the side. Tiled splash areas, radiator, plumbing and space for washing machine, window to the rear.

First Floor Landing

Doors to both bedrooms.

Bedroom One

Window to the front, radiator.

Bedroom Two

Window to the rear, radiator.

Rear Garden

A delightful area with patio space directly to the rear of the cottage. This can be accessed via the kitchen door or from the footpath at the side of the house via a high timber gate. It is through this gate that the oil tank is accessed and filled when required. There is a further area of stone walling, raised planters and a gentle sloping pathway leading up to the main lawned area of garden with well established flower/shrub borders. Block paved pathway to the storage shed. All enclosed by brick or stone walling and considered in the main to be very private.

Material Information

Electricity Supply: Mains

Gas Supply: None

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

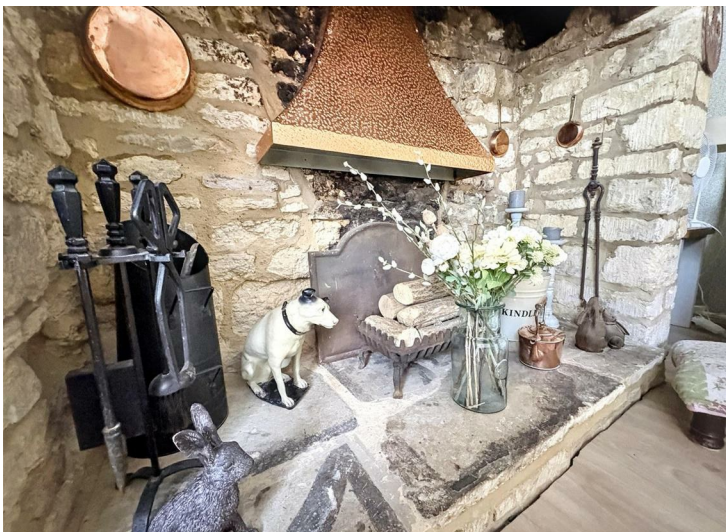
Heating: Oil radiators

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.

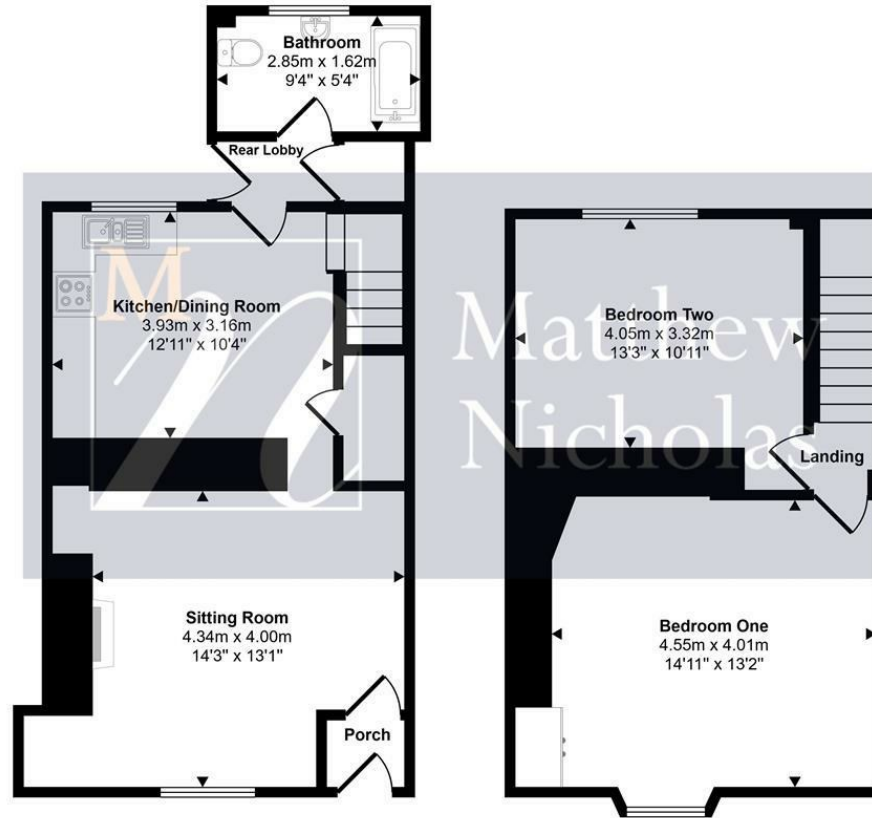




Further Information



Approx Gross Internal Area
88 sq m / 949 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 41 sq m / 441 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.

Local Authority: Bedford borough Council

Tax Band: D

Floor Area: 949.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
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	
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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas