



27 High Street | Bozeat | NN29 7NF



Matthew
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Offers In Excess Of £350,000

Nestled in the centre of the village of Bozeat, is this impressive stone built five bedroom semi-detached house. Spanning an expansive 1,981 square feet, this property is ideal for families seeking a home with ample room to grow and one which can be improved upon easily. The property boasts well proportioned room sizes throughout the three floors and in brief comprises of a sitting room, dining room, kitchen, three bedrooms and large family bathroom on the second floor, and two more bedrooms and a shower room on the first floor. Outside, the property offers parking for up to three vehicles, a valuable feature in this location. Viewing is recommended.

- Stone built five bedroom house
- Off road parking for multiple vehicles
- Family bathroom and separate shower room
- Well proportioned rooms
- In need of some improvement
- Central village location

Storm canopy with timber door leading into

Entrance Hall

Through hall extending the full length of the with doors to all principal ground floor rooms, under stairs cupboard, radiator, dog leg stairs to first floor landing, timber door to rear garden.

Sitting Room

14'4" x 24'1" (4.37 x 7.35)

Sash windows to front and side elevations, radiators, TV point, doors to entrance hall.

Dining Room

13'10" x 11'7" (4.23 x 3.54)

Sash windows to rear, radiator, telephone point, door leading into

Kitchen

11'6" x 11'9" (3.52 x 3.59)

Fitted with a range of base and eye level units in a pine finish with quartz effect rolled edge worksurfaces above, inset single stainless steel sink and drainer with mixer tap above, freestanding cooker with extractor above, space and plumbing for washing machine, space for under counter fridge, tiled splash areas,

First Floor Landing

Sash window to front, under stairs cupboard, stair case to second floor, doors to all principal first floor rooms.

Bedroom One

14'4" x 12'0" (4.39 x 3.68)

Windows to side and front elevations, radiator.

Bedroom Two

14'4" x 12'0" (4.39 x 3.66)

Windows to side and rear elevations, radiator.

Bedroom Three

11'1" x 11'10" (3.40 x 3.61)

Windows to side and rear elevations, radiator, dadorail.

Bathroom

11'7" x 11'11" (3.55 x 3.64)

Four piece suite comprising of a low level WC, pedestal hadn wash basin, bath with panel to the side, shower cubicle with concertina glazed screen and electric shower, tiling to splash areas, towel/linen cupboard, window to front, radiator, extractor.

Second Floor Landing

Doors to all principal rooms.

Bedroom Four

18'2" x 11'11" (5.56 x 3.64)

Window to front, radiator.

Bedroom Five

11'1" x 12'0" (3.38 x 3.66)

Window to front, radiator.

Shower Room

9'0" x 2'7" (2.75 x 0.81)

Three piece suite comprising of a low level WC, hand wash basin, shower cubicle with glazed screen and thermostatic shower, tiled splash areas, extractor, shelf, mirrored cupboard, window to front.

Outside

The property is approached via a private driveway offering off road parking for multiple vehicles, the remainder is laid to shingle and is enclosed with brick walling and low level wrought iron fencing.

AGENTS NOTE - There is no access over land belonging to 27 High Street to/from the doors in the attached building to the far end of the driveway and the existing door apertures will be blocked up/removed within agreed timescales, as was conditional when that element of the overall building was sold.

Rear Garden

Immediately abutting the rear is a large slabbed patio area which extends to the majority of the rear garden, the remainder is laid to shingle and artificial turf, small timber shed, gate to rear and is all enclosed with a combination of fencing and brick walling. South facing in aspect.

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.

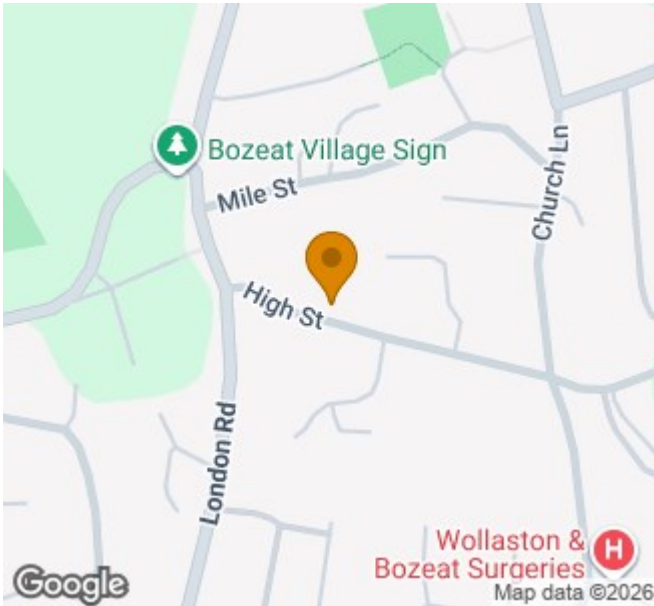
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial 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. Please call the office to confirm details of that charge and how to settle it.





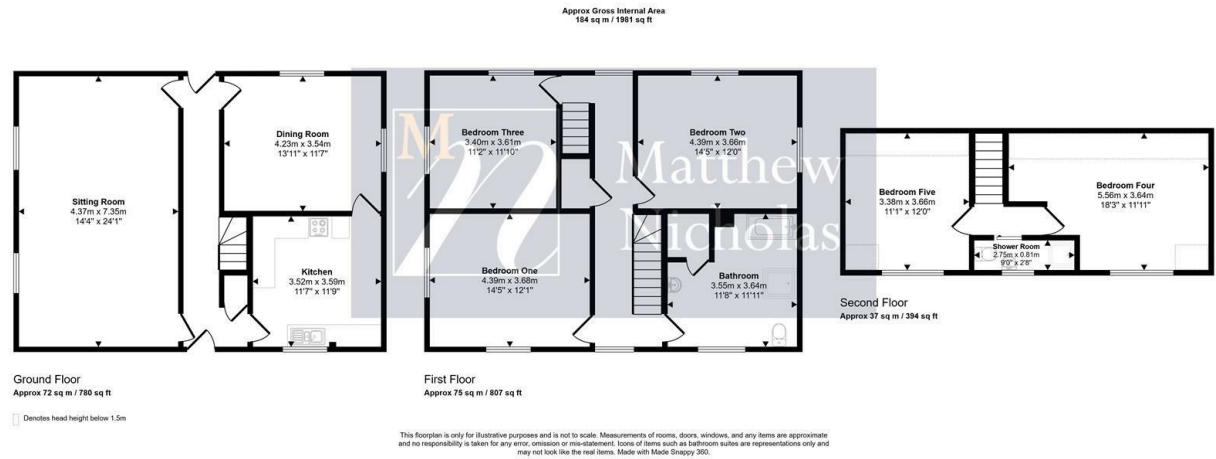
Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1981.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
		63
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	

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.

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