



6 Burton Terrace | Bozeat | NN29 7LL



Matthew
Nicholas



Offers In The Region Of £189,995

A two bedroom stone built cottage situated in the hart of the village with an open plan courtyard area and in need of renovation. Boasting electric storage heating and PVCu double glazing, the cottage presents an ideal opportunity for a buyer to add their own mark to the property. Comprising a hallway, two reception rooms and a kitchen. The first floor offers a potentially flexible layout with two double bedrooms, a lobby area and large bathroom. The courtyard is open to adjoining properties but offers access to the brick built barn at the far end. No onward chain.

- Two bedroom stone built cottage
- Electric storage heating
- Open plans courtyard garden area with barn
- In need of renovation
- PVCu double glazing
- No onward chain

PVCu door leading from the courtyard into the

Entrance Hall

Window to front, staircase to the first floor, door to the dining room and opening through to the

Kitchen

7'8" x 7'3" (2.35m x 2.21m)

Fitted with base level units with worksurfaces above. inset sink, space for cooker and washing machine, tiled splash areas. Windows to side and rear.

Dining Room

10'5" x 13'2" (3.19m x 4.02m)

Window to front, electric storage heater, built in cupboards. Door to the

Sitting Room

10'4" x 13'7" (3.17m x 4.16m)

Window to front, electric storage heater, built in cupboards.

First Floor Landing

Window to rear at half landing, doors to bedroom one and first floor lobby area.

Bedroom One

10'11" x 9'9" (3.34m x 2.98m)

Window to front, electric storage heater, feature cast iron fireplace.

First Floor Lobby

7'10" x 7'10" (2.40m x 2.39m)

Window to rear, doors to the bathroom and

Bedroom Two

10'4" x 8'11" (3.17m x 2.74m)

Window to front, electric storage heater.

Bathroom

Fitted with a three piece suite with tiled splash areas, linen store, window to rear.

Outside

To the rear of the property is an open plan area of concrete hardstanding providing the opportunity to create a courtyard style area. There is a shared right of access for neighbouring properties over this and for no 6 to return to Pudding Bag Lane. A brick built shed/barn is located at the far end.

Material Information

Electricity Supply: Mains

Gas Supply: None

Water Supply: Mains (Metered or Rateable)

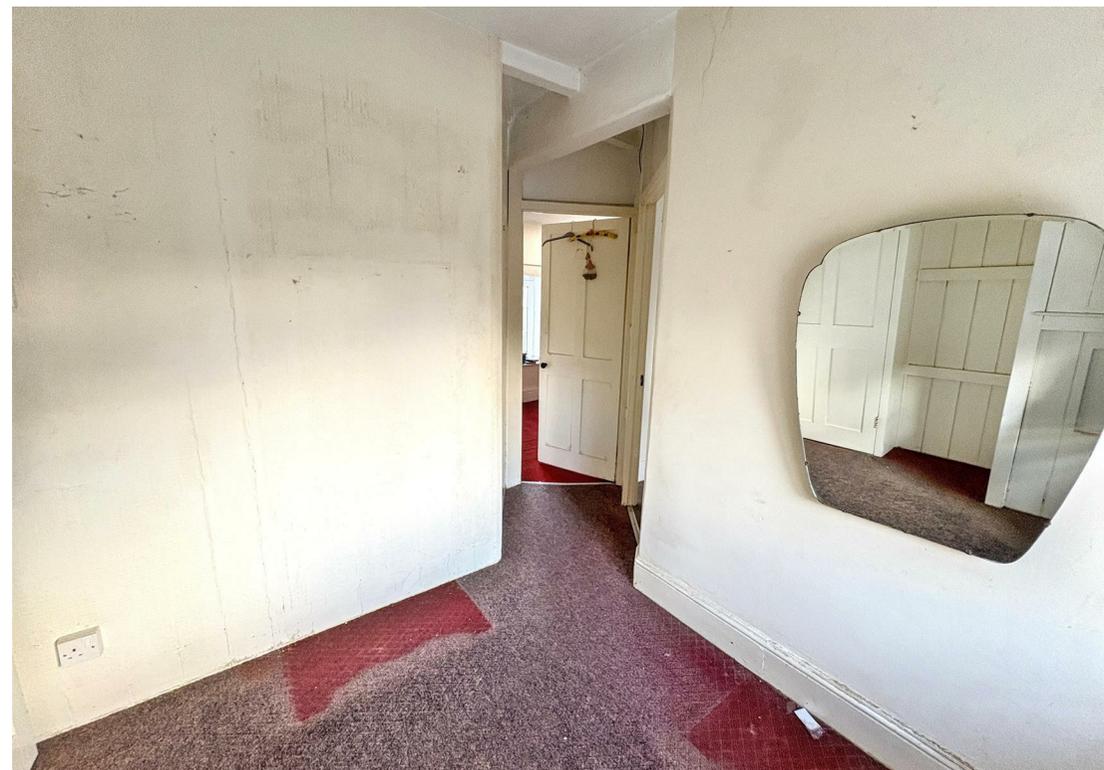
Sewerage: Mains

Heating: Gas radiators

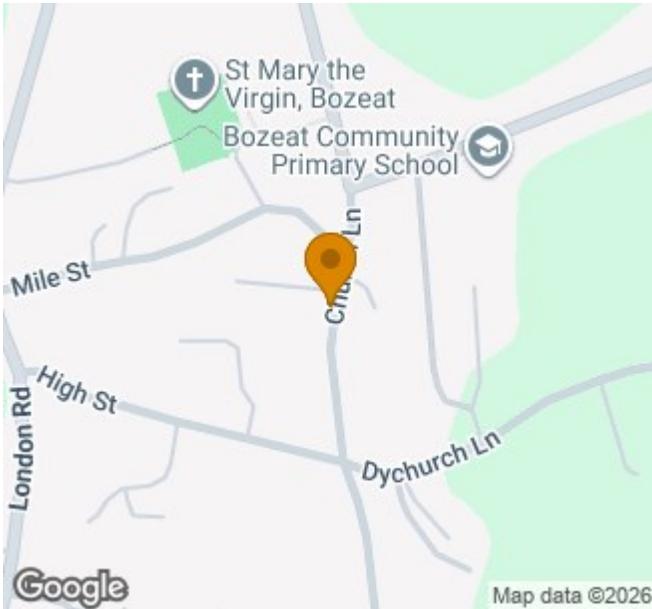
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





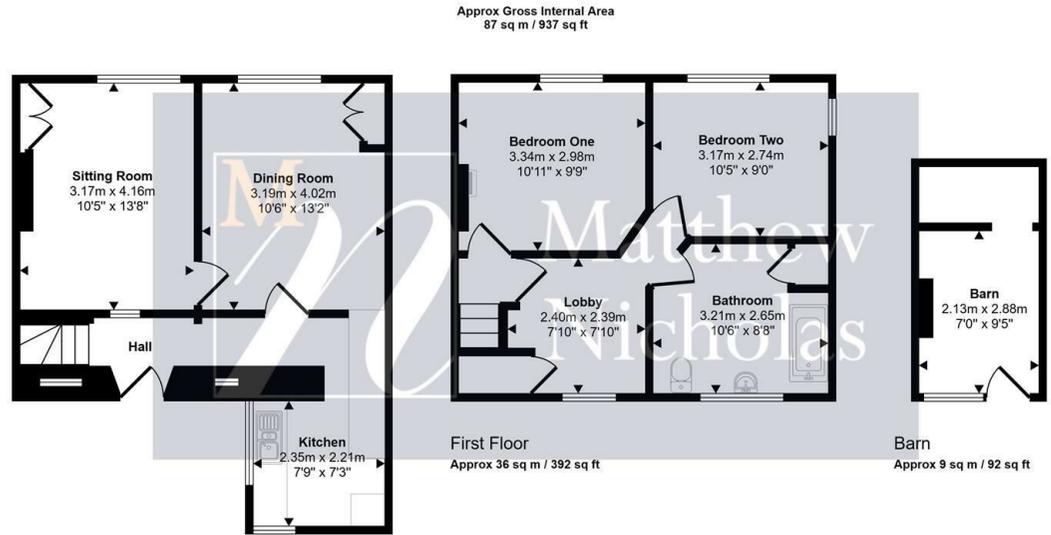
Further Information



Local Authority: North Northamptonshire Council

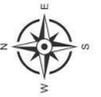
Tax Band: B

Floor Area: 937.00 sq ft



Ground Floor
Approx 42 sq m / 452 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.



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	

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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