



22 Newton Road | Wollaston | NN29 7QN



Matthew  
Nicholas



## Offers In The Region Of £199,995

An ideal first time buy in the form of a period mid-terraced house located centrally in the village, offered with no onward chain. Boasting a gas fired radiator heating system, PVCu double glazing, a through sitting/dining room and fitted kitchen with integrated stainless steel cooking appliances. To the first floor are two double bedrooms and a white fitted bathroom. Front and rear gardens including a refurbished brick built shed that would make a lovely study/office or hobbies area (stc).

- Period terraced house located centrally in the village
- PVCu double glazing
- Brick built workshop in garden
- Gas fired radiator heating system
- Fitted kitchen and first floor bathroom
- No onward chain

Timber door leading from a storm porch into the

### **Hallway**

Radiator, Staircase to the first floor, laminate flooring, feature arch and coving, door to the

### **Dining Room**

11'8" x 11'1" (3.56m x 3.38m)

Window to the rear, radiator, laminate flooring, coving. Opens through to the

### **Sitting Room**

11'6" x 10'10" (3.51m x 3.31m)

Window to front, feature brick fire surround with timber mantel shelf above, radiator, laminate wood flooring, coving.

### **Kitchen**

8'4" x 11'1" (2.55m x 3.38m)

Fitted with a range of base and eye level units with worksurfaces above within inset stainless steel sink with mixer tap. Stainless steel gas hob with extractor above, electric oven below. Space for washing machine and fridge freezer. Tiled splash areas, canopy with downlighters, radiator, tiled floor. Window and door to the garden.

### **First Floor Landing**

Access to roof space, doors to both bedrooms and bathroom.

### **Bedroom One**

15'0" x 10'9" (4.59m x 3.29m)

Two windows to the front, radiator, cast iron fireplace, laminate flooring, coving.

### **Bedroom Two**

9'3" x 10'10" (2.84m x 3.31m)

Window to rear, radiator, cast iron fireplace, coving,

### **Bathroom**

Fitted with a three piece suite including a low level WC, pedestal wash hand basin and bath with shower above. Tongue and groove timber panelling to dado height and to the side of the bath. Further tiled splashbacks. Airing cupboard housing central heating boiler. Radiator, window to rear.

### **Outside**

Hedge and wall retained courtyard garden to the front laid to gravel.

### **Rear Garden**

Mainly laid to lawn with timber decked seating area, planted beds and reclaimed brick pathway running the length of the garden. Pedestrian access adjacent to house for 24 Newton Road and access back to the road for No 22 & 24 across No 20. Enclosed by fencing and with a brick built workshop/barn to the far end.

### **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.





# Further Information



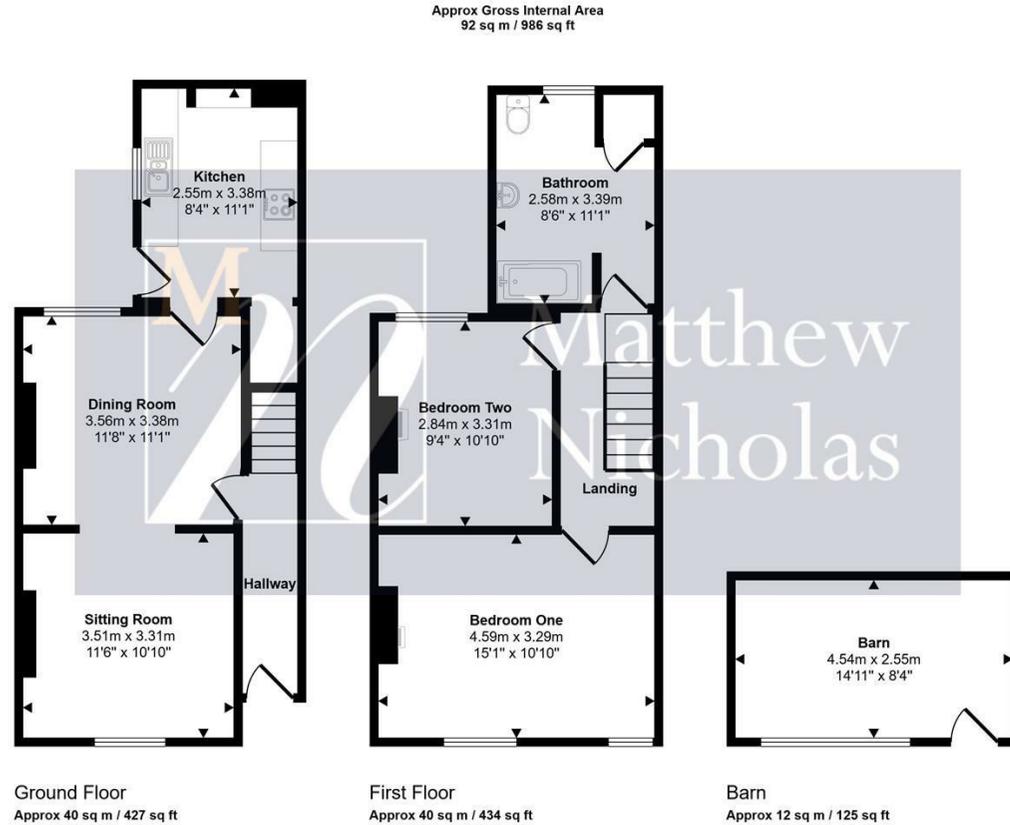
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 986.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</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>70</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.

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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