



4 Mallows Yard | Bozeat | NN29 7NE



Matthew
Nicholas



Offers In The Region Of £199,995

An attractive two bedroom semi-detached cottage situated adjacent to the picturesque village church of Bozeat. Neutral carpets and recently decorated throughout, the property comprises a fitted kitchen, sitting room with open fire, first floor landing leading to two bedrooms and a bathroom with shower over. PVCu double glazing, electric heating and outside there is a low maintenance, walled courtyard garden. Please note that the closest on street parking suitable for use is located a short walk from the property near to the church.

- Semi-detached cottage
- Secluded village location
- PVCu double glazing
- Views towards the village church
- Walled courtyard garden
- Recent decoration and replacement carpets

PVCu part glazed door leading into

Lobby

Stairs to first floor, opening into kitchen and doorway into

Sitting Room

12'0" x 12'4" (3.68 x 3.77)

Windows to front and rear, electric heater, feature fire place with brick surround and stove, tiled flooring.

Kitchen

8'0" x 10'2" (2.44 x 3.11)

Fitted with a range of base and eye level units with rolled edged worksurfaces above, space for cooker, inset stainless steel sink and drainer with twin taps above, space for fridge freezer, space and plumbing for washing machine, tiled splash areas, tiled floor, extractor, windows to side and rear.

First Floor Landing

Loft access hatch, doors to all first floor rooms./

Bedroom One

7'0" x 10'0" (2.14 x 3.05)

Window to side, electric heater.

Bedroom Two

9'8" x 6'11" (2.97 x 2.12)

Window to rear, electric heater.

Bathroom

9'11" x 5'2" (3.03 x 1.58)

Fitted with a three piece suite comprising of a low level WC, pedestal hand wash basin and bath with panel, electric shower over bath, curtain pole, extractor, obscured glazed window to front.

Outside

The property sits behind a large block paved area which extends the full width of the property and around the side. The remainder is laid to lawn and is retained by low level fencing and stone walling. With views of the church and west facing in aspect it is considered private.

Agents Note

The property is accessed via a shared pathway over adjoining cottages and benefits from dominant tenement and no servient tenement.

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



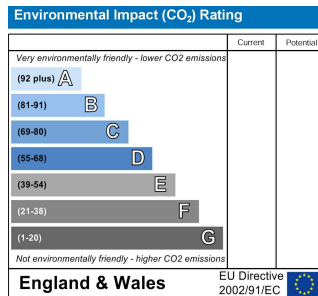
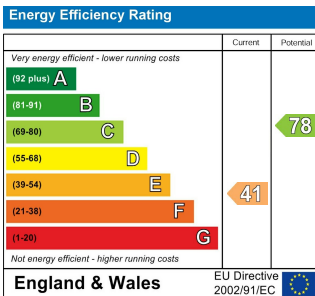
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 560.00 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.



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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