



110 Hinwick Road | Wollaston | NN29 7QU



Matthew  
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## Offers In The Region Of £190,000

Nestled on the charming Hinwick Road in Wollaston, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an inviting 762 square feet, the property features two well-proportioned reception rooms and a kitchen to the ground floor. Upstairs offers two bedrooms and a large family bathroom. Outside is a small courtyard style garden with southerly aspect. An ideal pied-à-terre this would suit first time buyers and investors alike.

- Refitted kitchen and bathroom
- South facing rear courtyard
- Neutrally decorated throughout
- PVCu double glazing
- Modern electric room heaters
- Re-carpeted throughout

Part glazed composite door leading from the front into the

### **Hallway**

Radiator, dado rail, stairs to first floor landing, wooden panelled door leading into

### **Dining Room**

13'4" x 9'0" (4.07 x 2.75)

Window to front, radiator, low level cupboard by chimney breast, opening through into

### **Sitting Room**

12'5" x 9'11" (3.81 x 3.04)

Window to rear, radiator, electric fire with neutral hearth and surround, TV point, space under stairs.

### **Kitchen**

7'7" x 10'6" (2.32 x 3.22)

Fitted with a range of base and eyelevel units in a gloss finish with rolled edge worksurfaces above, inset stainless steel sink with drainer and mixer tap above, freestanding electric cooker with chimney style extractor fan above, space and plumbing for dishwasher and washing machine, space for fridge freezer, tiling to all splash areas, window to side and PVC part glazed door to courtyard garden.

### **First Floor Landing**

Loft access hatch, doors to all first floor rooms.

### **Bedroom One**

16'0" x 8'9" (4.90 x 2.68)

Window to front, radiator

### **Bedroom Two**

9'8" x 10'2" (2.95 x 3.10)

Window to rear, radiator

### **Bathroom**

7'6" x 10'6" (2.29 x 3.21)

Fitted with a three piece suite in white comprising of a low level WC, pedestal hand wash basin and bath with matching panel, electric shower over bath, tiled splash areas, towel warming radiator, shelf, eye level vanity unit, cupboard, obscured glazed window to rear.

### **Outside**

Immediately abutting the rear of the property is a small courtyard style garden which is predominantly laid to artificial grass. There is pedestrian access to the rear for accessing a shared pathway with neighbouring terrace houses allowing access to the front of the property. The whole is enclosed with timber fencing.

### **Material Information**

Electricity Supply: Mains

Gas Supply: None

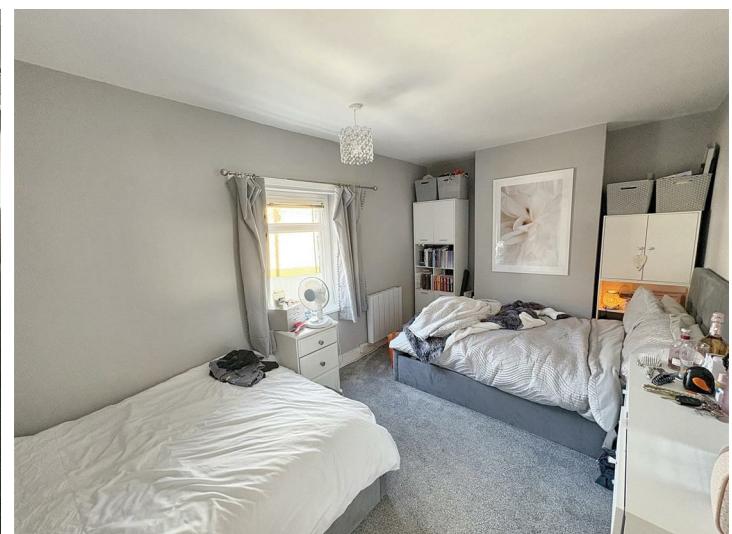
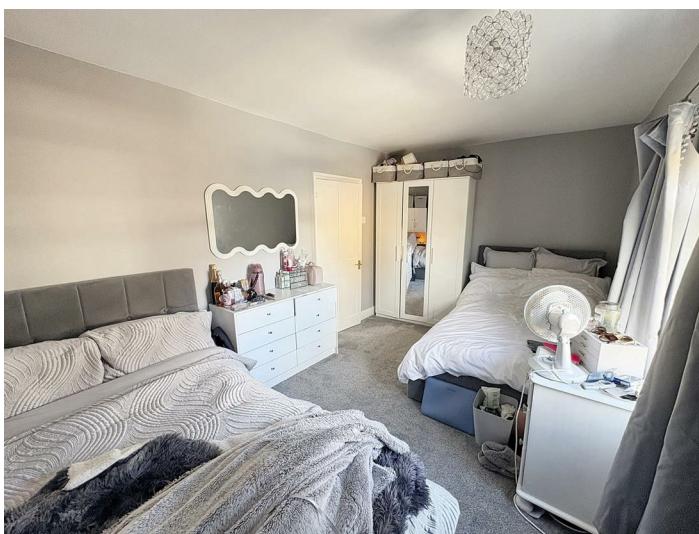
Water Supply: Mains (Metered or Rateable)

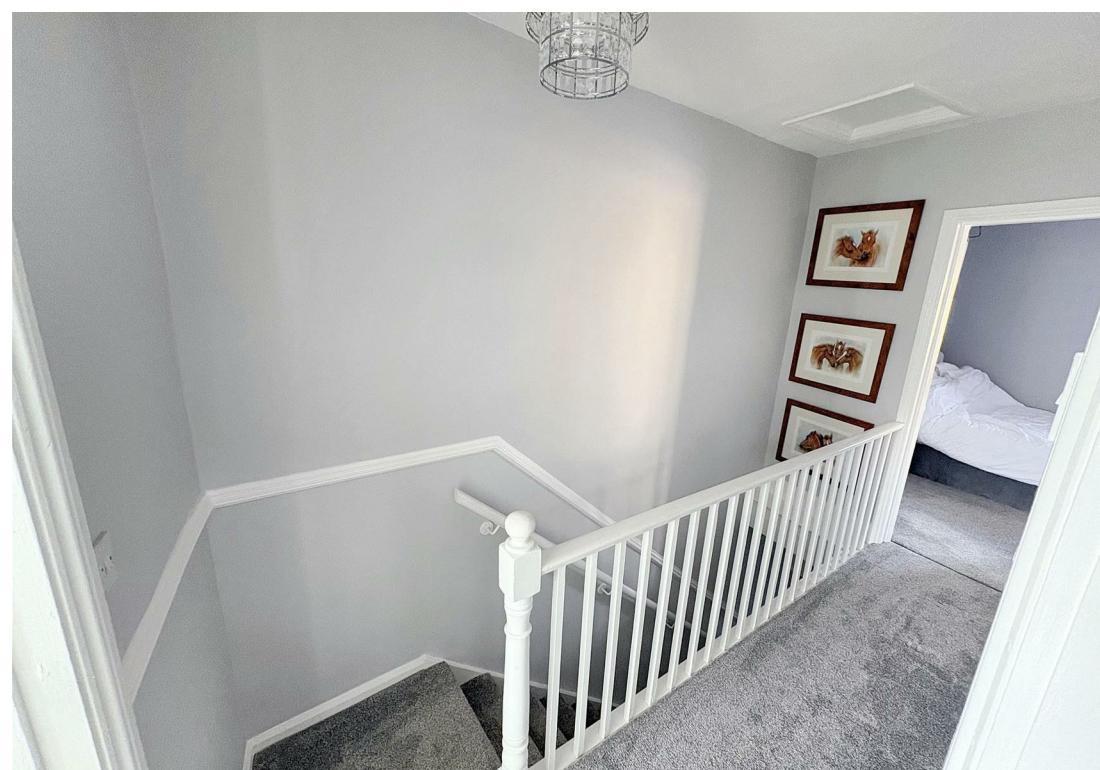
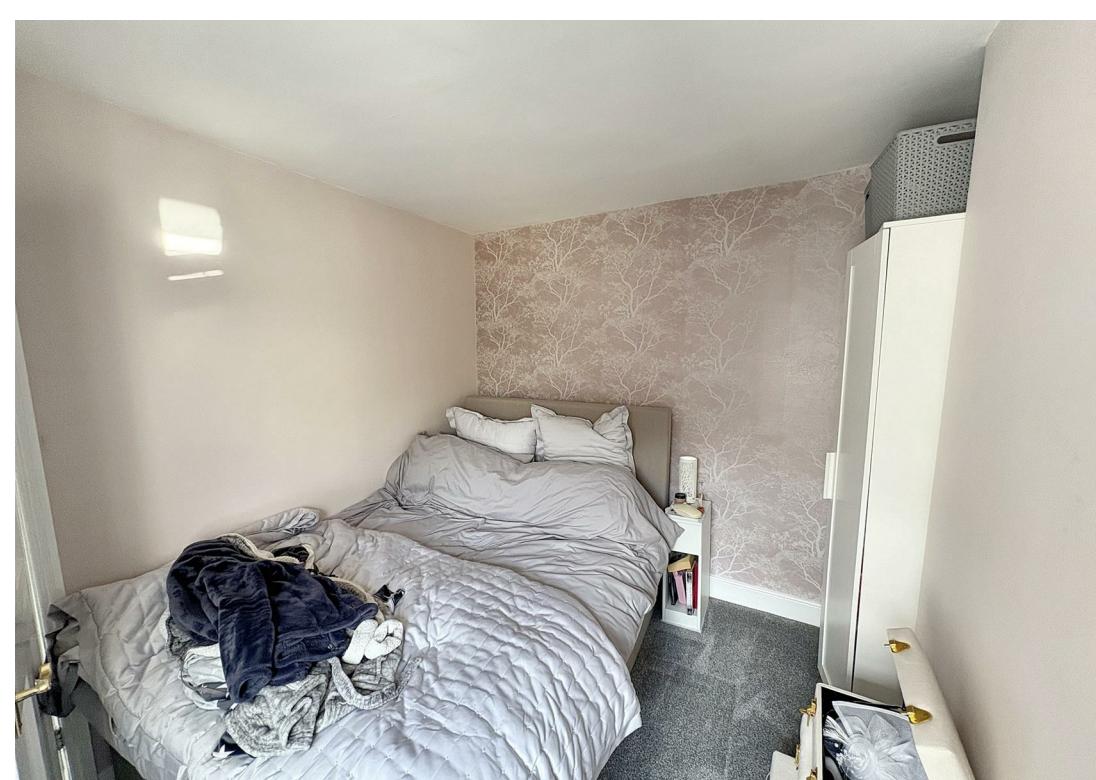
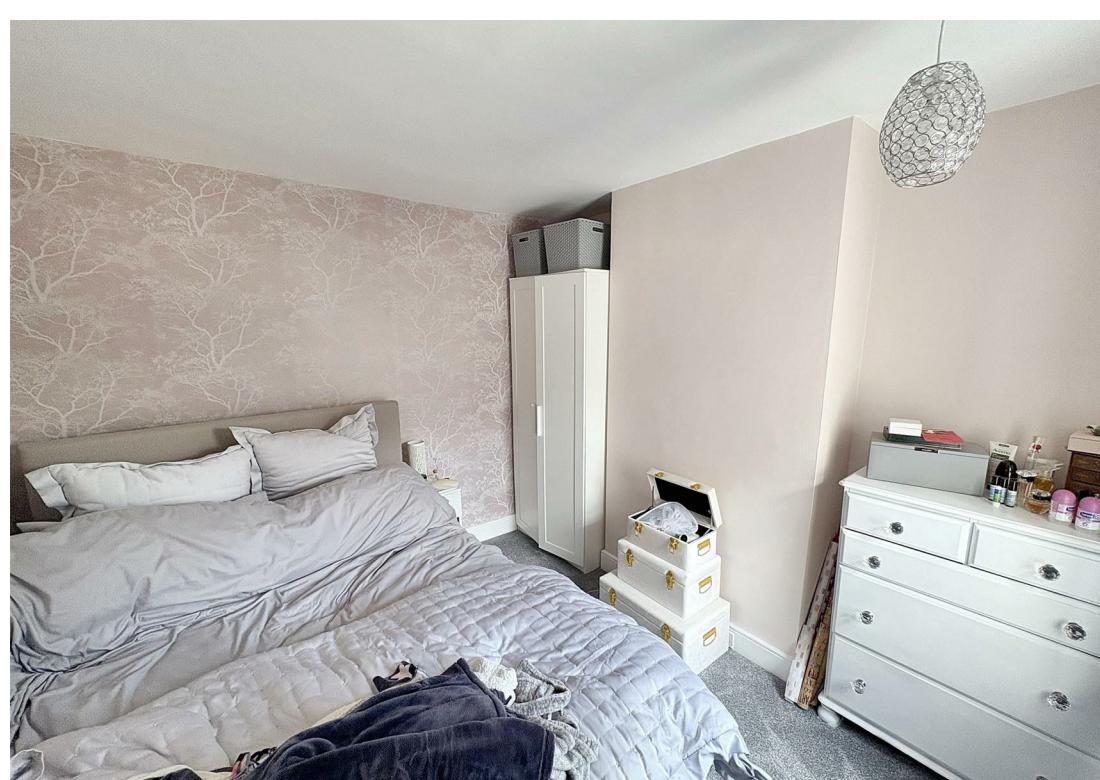
Sewerage: Mains

Heating: Electric Heating

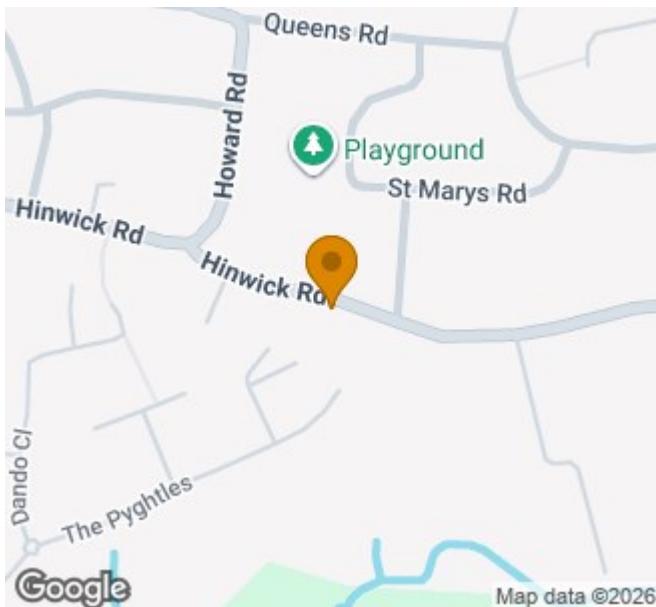
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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: 762.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		39
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

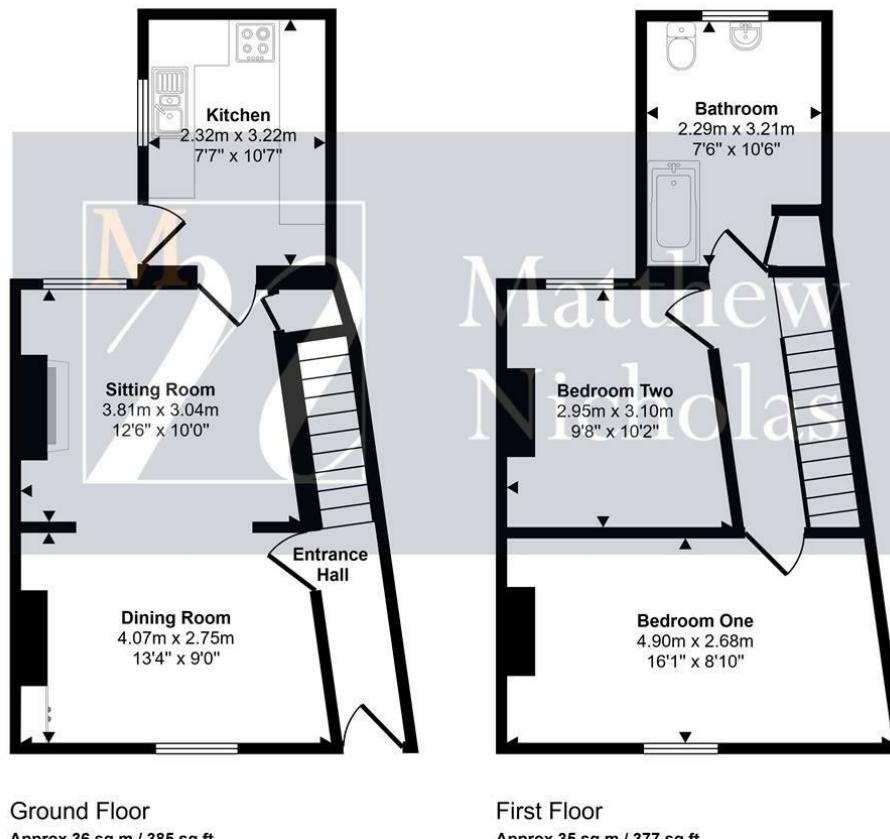
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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Approx Gross Internal Area  
71 sq m / 762 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 Shappy 360.