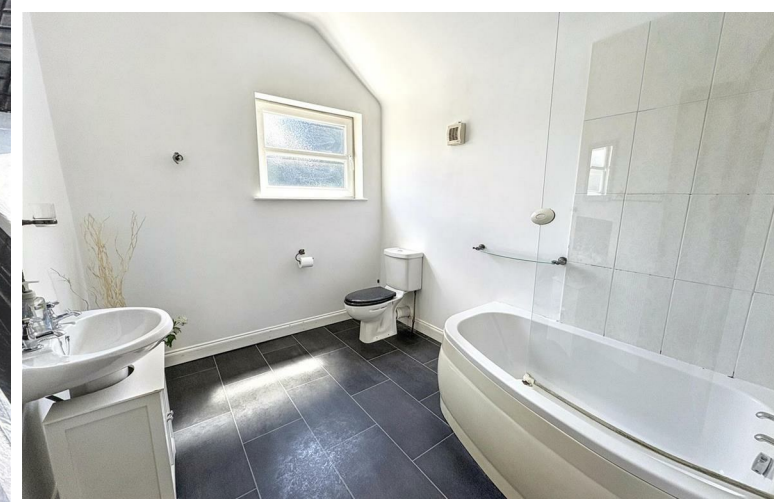




16 Upper Queen Street | Rushden | NN10 0BA



Matthew
Nicholas



Offers In The Region Of £179,995

A large two double bedroom terraced house offered with no onward chain. Offering spacious living space including an open plan living/dining area and a large and light kitchen/breakfast room with french doors to the garden and a semi-vaulted ceiling. The first floor offers two double bedrooms and large bathroom. Having been well maintained and upgraded by the current owner in almost two decades of ownership, the property boasts a gas fired radiator heating system PVCu double glazing and has been redecorated recently. Viewing recommended.

- Mature two bedroom terraced house with south facing garden
- Neutral decoration
- PVCu double glazing
- No onward chain
- Gas fired radiator heating system
- Large kitchen/breakfast room with doors to the garden

Storm porch with part glazed door leading into the

Hallway

Radiator, quarry tiled floor, door to the

Dining Room

13'1" x 11'5" (4.01m x 3.48m)

Window to the rear, radiator, dog leg staircase leading to the first floor landing, opens through into the

Sitting Room

9'8" x 13'0" (2.97m x 3.97m)

Window to front, radiator.

Kitchen/Breakfast Room

7'8" x 20'5" (2.36m x 6.24m)

Fitted with a range of base and eye level units with worksurfaces above. Inset single bowl polycarbonate sink with mixer tap, space for slide in cooker (available separately), space for appliances under the counters, tiled splash areas, radiator, vinyl floor. Window and part glazed door to the side, french style doors opening to the rear garden.

First Floor Landing

Window to side at half height, loft access hatch, doors to both bedrooms and bathroom.

Bedroom One

14'9" x 11'6" (4.51m x 3.52m)

Two windows to the front, radiator,

Bedroom Two

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

Window to rear, radiator, vinyl flooring.

Bathroom

Fitted with a three piece suite including a low level WC, wash hand basin and

bath with shower above and screen to the side, tiled splashbacks, radiator, xpelair, window to the rear.

Note: The seller informs us that plumbing / electrical shower connections exist for the installation of a separate shower cubicle in the corner of the room. Any buyer should seek their own assurances as to the nature of this if pivotal to their commitment to purchase.

Rear Garden

The property enjoys a largely south facing garden alid to a combination of timber decking, hardstanding and gravelled areas. Enclosed by a combination of fencing and enjoying a shared gated pedestrian access between No's 14 and 16 back to Upper Queen Street.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

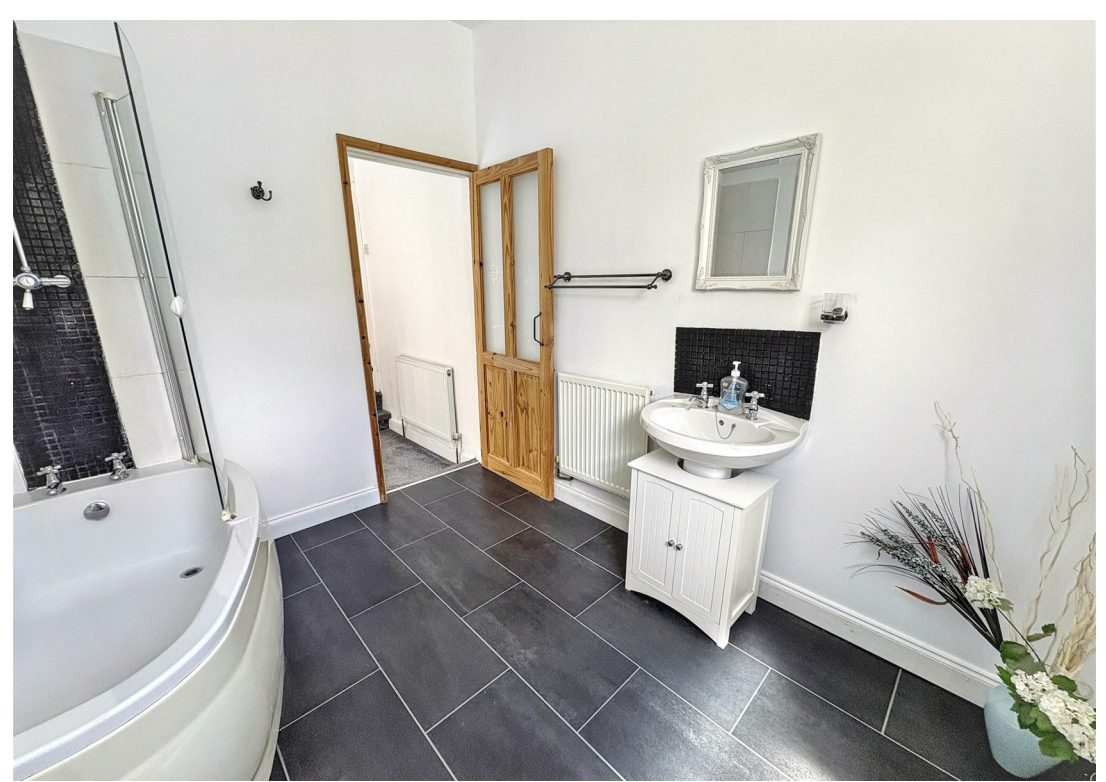
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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



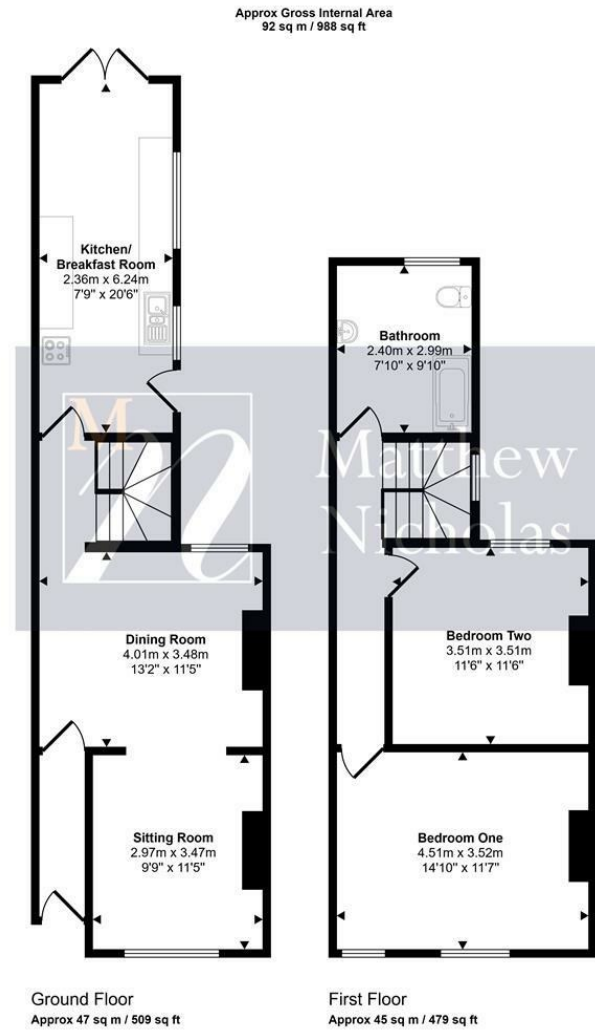
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 988.00 sq ft

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 78 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 63 | |
| 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 | |
| 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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