



22 Queens Road | Wollaston | NN29 7SA



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## Offers In The Region Of £235,000

A mature bay fronted end of terrace house enjoying a central position within the village. Offering a gas fired radiator heating system, PVCu double glazing, the property briefly comprises an entrance hall, sitting room opening to a dining room, kitchen leading to a breakfast room and a guest WC. To the first floor are two double bedrooms and a large bathroom. The garden is south facing in aspect.

- Centrally located period end of terrace house
- Gas fired radiator heating system
- Lots of potential to improve further
- PVCu double glazing
- South facing rear garden
- Refitted kitchen/breakfast

Composite entrance door leading into the

### **Entrance Hall**

radiator, staircase to first floor landing and door to the

### **Dining Room**

11'5" x 12'4" (3.48 x 3.76)

Window to front, radiator, carpeted flooring. opens through to the

### **Sitting Room**

11'5" x 10'10" (3.49 x 3.32)

Window to rear, radiator, feature electric fire on flagstone hearth with stone surround, access to understair store and door to

### **Kitchen Area**

8'0" x 11'5" (2.45 x 3.48)

Fitted with a range of gloss white base and eye level cupboards with granite effect worksurfaces above. Inset stainless sink with mixer tap, built in electric ovens, induction hob with extraction above, space and plumbing for dishwasher and washing machine, tiled splash areas, laminate flooring, window to side and glazed doors to the lean to and garden.

### **Breakfast Area**

7'10" x 11'0" (2.40 x 3.37)

radiator, window to side, door leading to

### **Guest WC**

8'5" x 2'8" (2.57 x 0.83)

Fitted with a two piece suite including a low level WC and wall mounted basin, tiling to all walls, window to rear.

### **Lean To**

5'7" x 10'8" (1.71 x 3.26)

Of brick construction with polycarbonate roof, radiator, glazing to two sides and door into garden.

### **First Floor Landing**

Access to roof space, store, doors to all bedrooms and bathroom.

### **Bedroom One**

15'4" x 10'11" (4.68 x 3.33)

Two windows to the front, radiator, cast iron fireplace.

### **Bedroom Two**

9'9" x 11'3" (2.99 x 3.43)

Window to the rear, radiator.

### **Bathroom**

8'3" x 10'10" (2.52 x 3.31)

Fitted with a four piece suite in white including a period style low level WC, vanity basin with cabinetry below, limited mobility walk in bath with hand held shower above and walk in electric shower. Tiled splash areas, radiator, window to rear and side.

### **Outside**

The property stands behind a courtyard style garden with low retaining wall, tiled pathway to the door.

### **Rear Garden**

Patio area immediately to the rear, the remainder of the garden being laid to lawn with further paved eating area to the left side, all enclosed by fencing.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

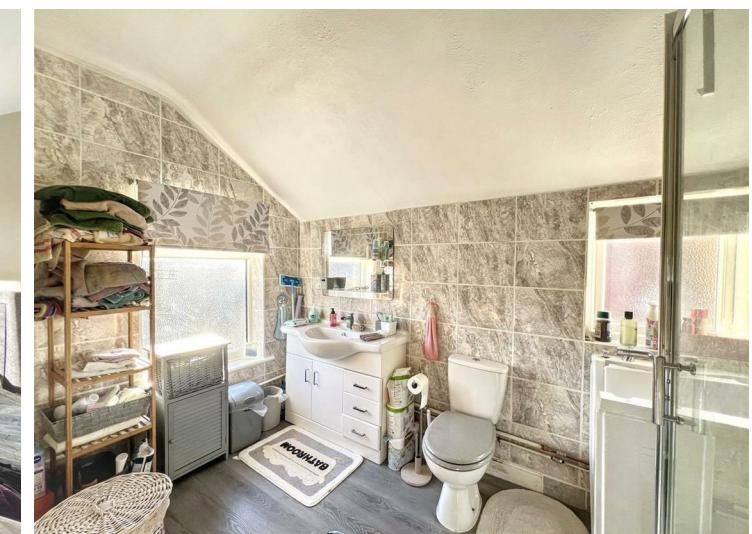
Water Supply: Mains (Metered or Rateable)

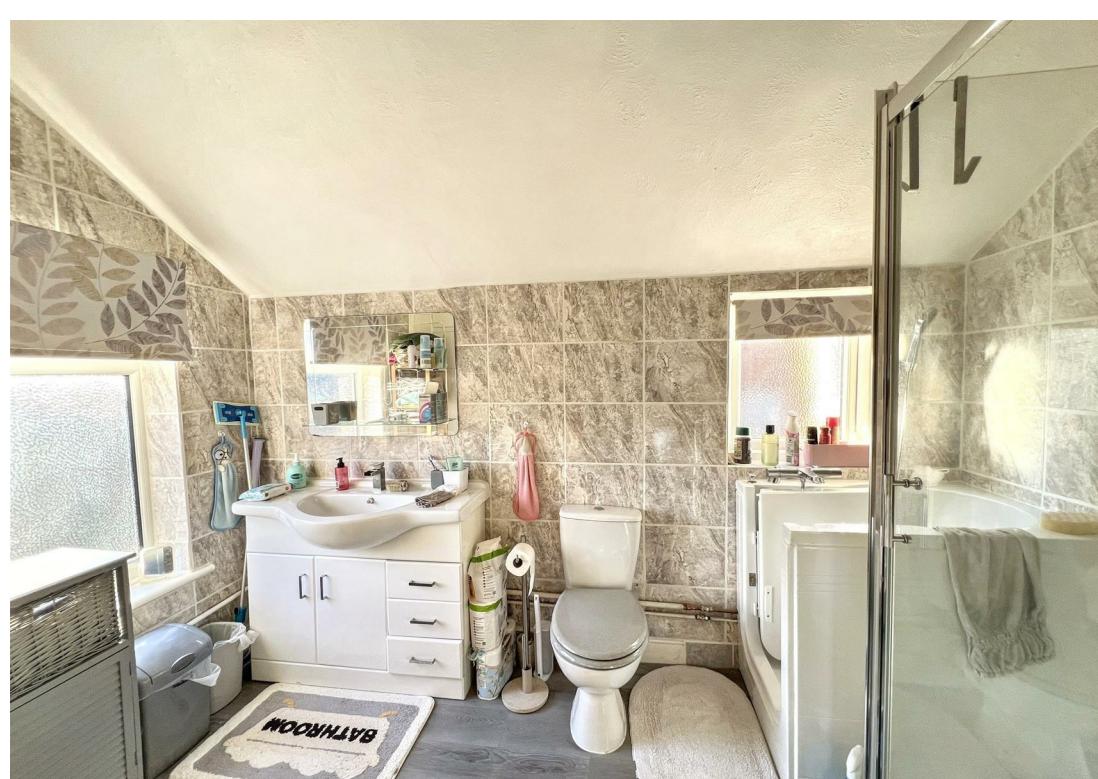
Sewerage: Mains

Heating: Gas radiators

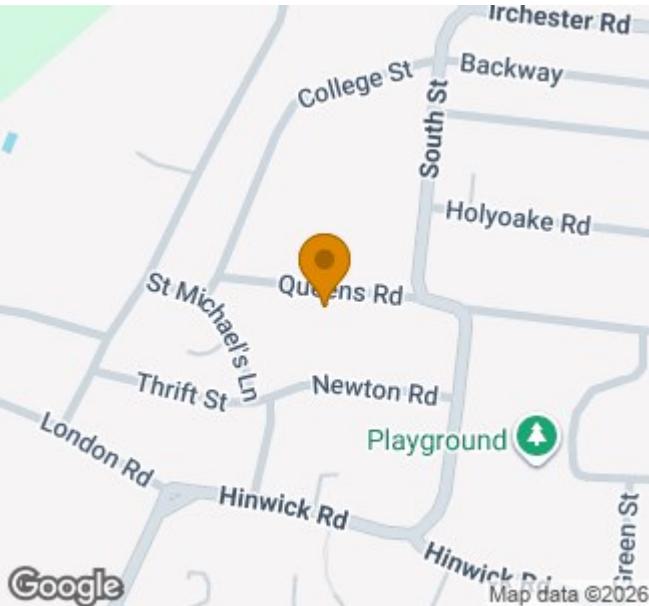
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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: 1074.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
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.



Approx Gross Internal Area  
100 sq m / 1074 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.

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