



42 Thrift Street | Wollaston | NN29 7QJ



Matthew
Nicholas



Offers In The Region Of £189,995

A pretty two bedroom end of terrace house situated in the heart of the popular village of Wollaston. The house boasts gas fired radiator heating, PVCu sash style replacement windows, two separate reception rooms, a refitted shaker style kitchen/breakfast room. The first floor comprises two double bedrooms, a white bathroom and a further office/dressing room. Outside there is a block paved courtyard style garden to the rear.

- Period two bedroom house
- Gas fired radiator heating system
- No onward chain
- Courtyard garden
- PVCu double glazing
- Great first time buyer or investment

Timber door leading to the

Hall

Staircase to the first floor, door to the

Dining Room

Window to rear, radiator, door to the kitchen and understairs store, opening through to the

Sitting Room

Window to front and side, feature fireplace with decorative stone surround, radiator.

Kitchen

Fitted with base and eye level units with wood effect worksurfaces over, inset one and a half stainless mixer sink, oven with gas hob and extractor above, space and plumbing for washing machine, fitted fridge freezer, tiled splashbacks. Window to front and rear, door to the garden.

First Floor Landing

Access to all first floor rooms.

Bedroom One

Window to front and side, feature fireplace, radiators.

Bedroom Two

Window to front, fitted wardrobe, radiator.

Bathroom

Fitted with a three piece suite in white comprising a low level WC, wash hand basin and bath with shower over. Tiled splash area, towel warmer, window to rear, access to

Dressing Room

Window to front, airing cupboard.

Courtyard garden

The property enjoys an enclosed south facing garden fully block paved and low maintenance. The whole is enclosed by picket fencing with a shared right of access to the front. Timber shed located on small parcel of land across shared access.

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. Please call the office to confirm details of that charge and how to settle it.





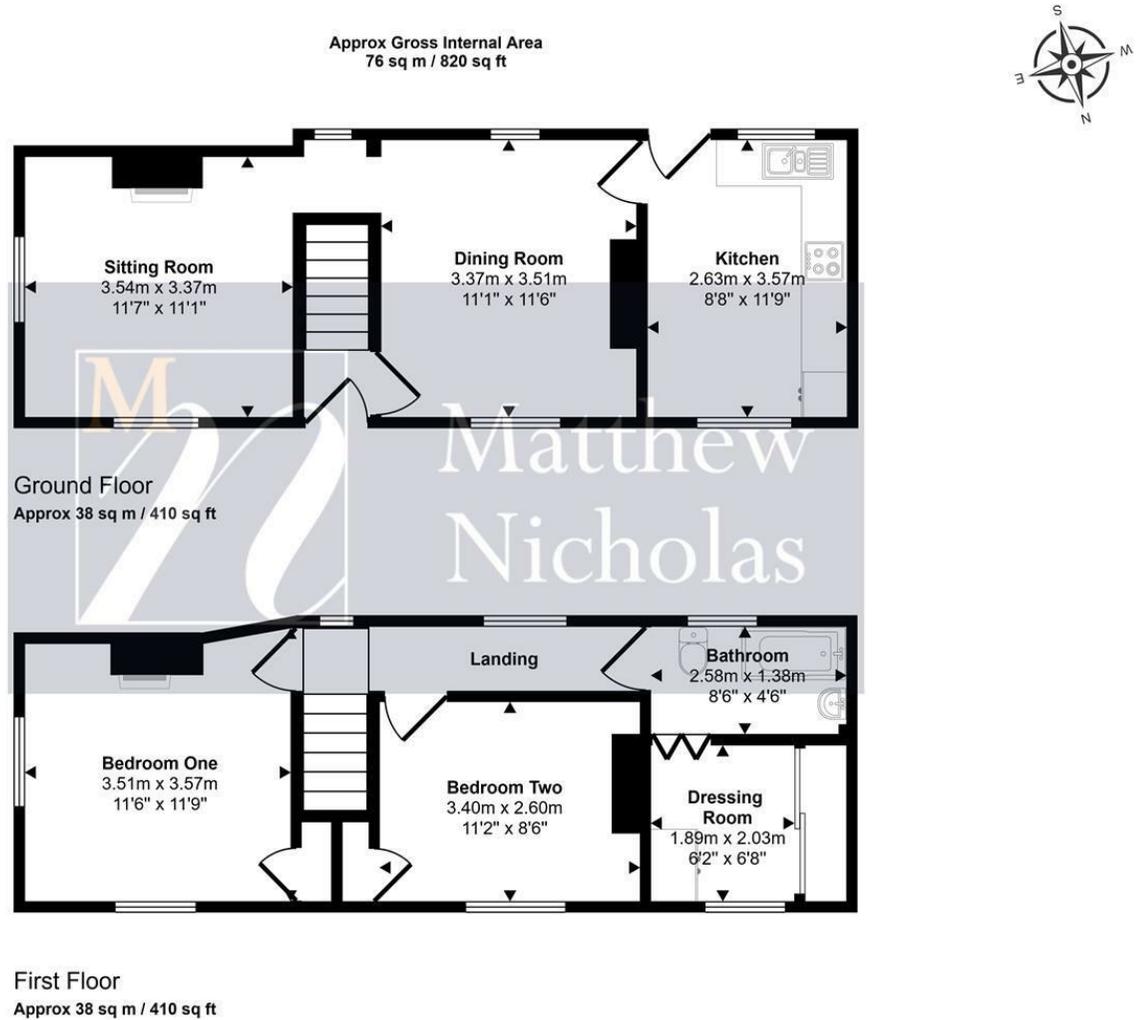
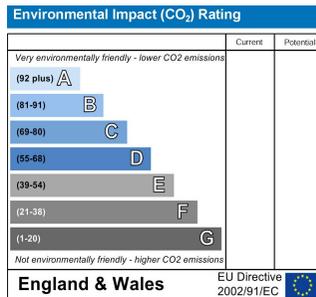
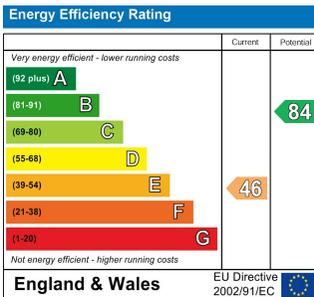
Further Information



Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 820.00 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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