



8 Unity Close | Wollaston | NN29 7SU



Matthew  
Nicholas



## Offers In The Region Of £265,000

A well presented three bedroom modern yet established semi-detached house situated in a cul de sac location towards the edge of the village. Offering no onward chain and boasting a large kitchen/dining room, room for multiple cars on the driveway and with the potential to extend and further improve (STC) the property presents as an ideal blank canvas for any would be purchaser. Comprising an entrance hall, sitting room, kitchen/dining room, first floor landing, three bedrooms and a bathroom with separate WC. Gardens, driveway and single garage.

- Potential for extension (STP)
- Garage/Storage
- Electric heating
- PVCu double glazing
- Cul de sac location
- Neutrally decorated

Composite panelled door leading to

### **Entrance Hall**

Coat cupboard, door leading to

### **Sitting Room**

12'4" x 14'7" (3.76 x 4.46)

Electric radiators, window to front, TV point, stairs to first floor landing, doorway to

### **Kitchen/Dining room**

14'10" x 12'5" (4.54 x 3.81)

Fitted with a range of base and eye level units, inset single bowl stainless steel drainer with mixer tap, space for washing machine, space for cooker, breakfast bar, tiling to splash areas, radiator, windows to rear, window ventilation, obscured glazed door to garden.

### **First Floor Landing**

Window to side, access hatch for loft space, airing cupboard housing hot water cylinder, doors to all first floor rooms.

### **Bedroom One**

8'9" x 11'1" (2.69 x 3.38)

Window to front, electric radiator, built in wardrobe.

### **Bedroom Two**

8'7" x 13'10" (2.63 x 4.24)

Window to front, electric radiator, built in wardrobe.

### **Bedroom Three**

5'11" x 8'4" (1.82 x 2.55)

Window to front, electric radiator.

### **Separate WC**

Fitted with a low level WC, mosaic tiled effect flooring and obscured window to side.

### **Bathroom**

Fitted with a two piece suite in white comprising a wash had basin and bath with

shower mixer tap above, tiling to all splash areas, towel rail, mosaic tiled effect flooring, obscured window to rear.

### **Outside**

The property is approached via a recently resurfaced driveway allowing off road parking for multiple vehicles which leads to the garage/store and main entrance door.

### **Rear Garden**

Immediately abutting the rear of the property is a patio area, brick staeps lead to an area of lawn with bordered shrubs, pedestrian access to rear of concrete sectional garage, the whole garden is enclosed with timber fencing

### **Garage/Store**

Up and over door and personal door to rear garden.

### **Material Information**

Electricity Supply: Mains

Gas Supply: NA

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric

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



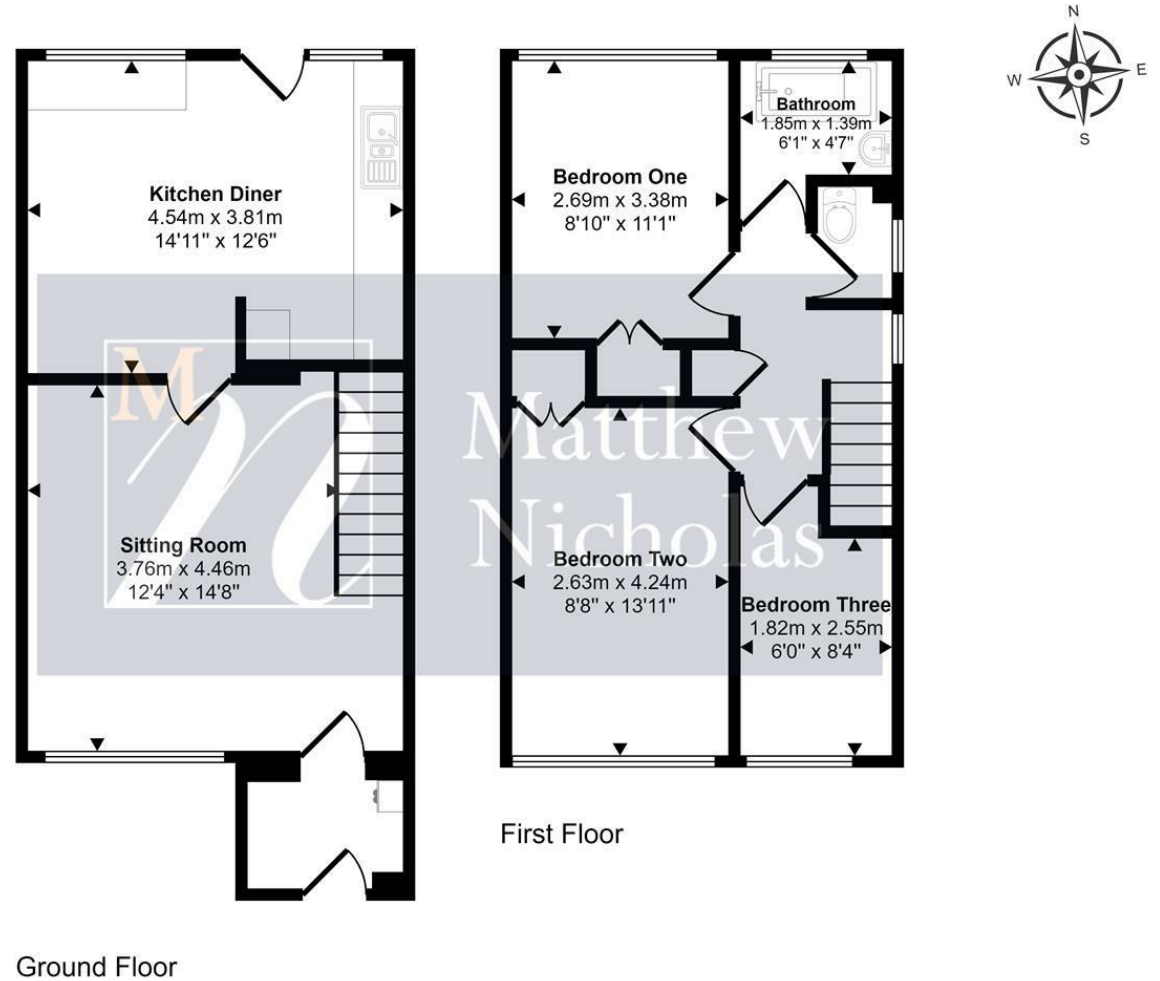
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 868.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>80</b>
	<b>46</b>
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	



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.

27-29 Newton Road, Wollaston  
Northamptonshire  
NN29 7QN

T 01933 663311  
E [enquiries@matthewnicholas.co.uk](mailto:enquiries@matthewnicholas.co.uk)  
W [www.matthewnicholas.co.uk](http://www.matthewnicholas.co.uk)

