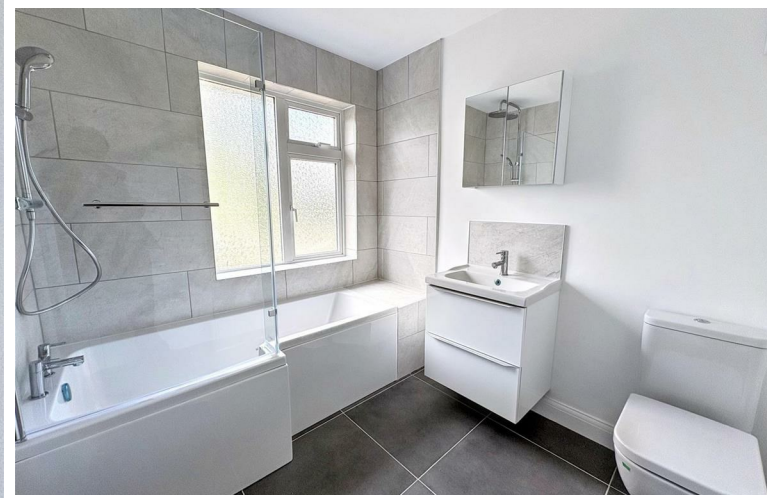




75 Irchester Road | Wollaston | NN29 7RW



Matthew
Nicholas



Offers In Excess Of £299,995

A fully refurbished three-bedroom semi-detached home offering approximately 1,000sq' of accommodation and presented in excellent decorative order throughout, ready for immediate occupation. Located behind a high brick wall as one of a small group of four similar properties and affording easy access to the village amenities including the school, the property offers a gas fired radiator heating system, PVCu double glazing and neutrally decorated with new carpets and laminate flooring to the ground floor. Comprising a hallway, sitting room, kitchen/dining room, lean-to/boot room, utility and guest WC are also provided. The first floor landing leads to three bedrooms and a refitted family bathroom. Outside offers a larger than average south facing front garden with a further large garden to the rear including a concrete storage building/workshop. No onward chain.

- Refurbished mature semi-detached house
- PVCu double glazing
- Refitted bathroom
- Gas fired radiator heating system
- Refitted kitchen/diner
- Neutral décor and carpets

PVCu part glazed door leading from the storm porch into the

Hallway

Radiator, laminate flooring, staircase to the first floor, downlights. Doors to the sitting room, kitchen/dining room and

Guest WC

Fitted with a two piece suite comprising a low level WC and wall mounted vanity wash hand basin, tiled splash areas, radiator, downlight, window to the side.

Sitting Room

11'11" x 13'3" (3.64 x 4.04)

Bay window to the front, laminate flooring.

Kitchen/Dining Room

18'1" x 11'7" (5.53 x 3.55)

Fitted with a range of shaker style base and eye level units with wood effect worksurfaces above. Inset stainless steel sink with mixer tap, ceramic hob with extractor above and glass splashback, electric oven beneath. Integrated dishwasher, further upstands. Vertical and low level radiators, laminate flooring, downlights, window and glazed door to the side. Further glazed door and side panel to the garden.

Lean To/Boot Room

Of a PVCu double glazed construction on a low level brick base with flat roof. Radiator, doors to each end and the

Utility/Store

6'2" x 6'2" (1.88 x 1.88)

Power, light and plumbing connected for washing machine. Newly installed wall mounted gas fired central heating boiler.

First Floor Landing

Window to side, loft hatch, doors to all bedrooms and bathroom.

Bedroom One

11'1" x 14'5" (3.38 x 4.41)

Window to front, radiator.

Bedroom Two

10'9" x 11'9" (3.29 x 3.60)

Window to rear, radiator.

Bedroom Three

6'8" x 8'0" (2.05 x 2.44)

Window to front, radiator.

Bathroom

6'9" x 8'3" (2.08 x 2.52)

Refitted with a three piece suite comprising a low level WC, wash hand basin and P shaped bath with fixed and hand held shower above and glazed screen to the side. Tiled splash areas, towel radiator, wall mounted glazed cabinet, tiled floor, downlights, window to the rear.

Outside

The property is approached via a shared pathway accessing three other properties. The path leads to the front garden which is laid to lawn, south facing with a pathway to the main entrance door and side door.

Rear Garden

Laid to a lawn with hardstanding to the rear of the house. Inset shrubbery, enclosed by fencing with useful concrete sectional store/workshop.

Store/Workshop

8'4" x 17'11" (2.56 x 5.47)

Pedestrian door, up and over door, power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

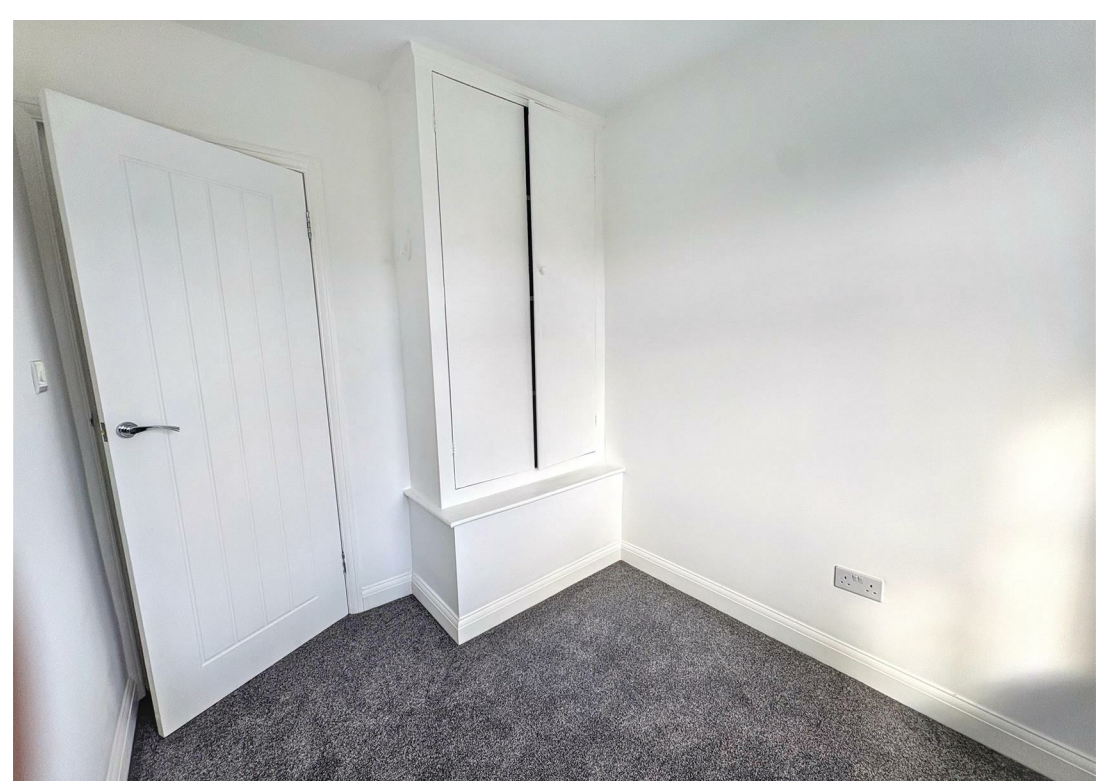
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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.





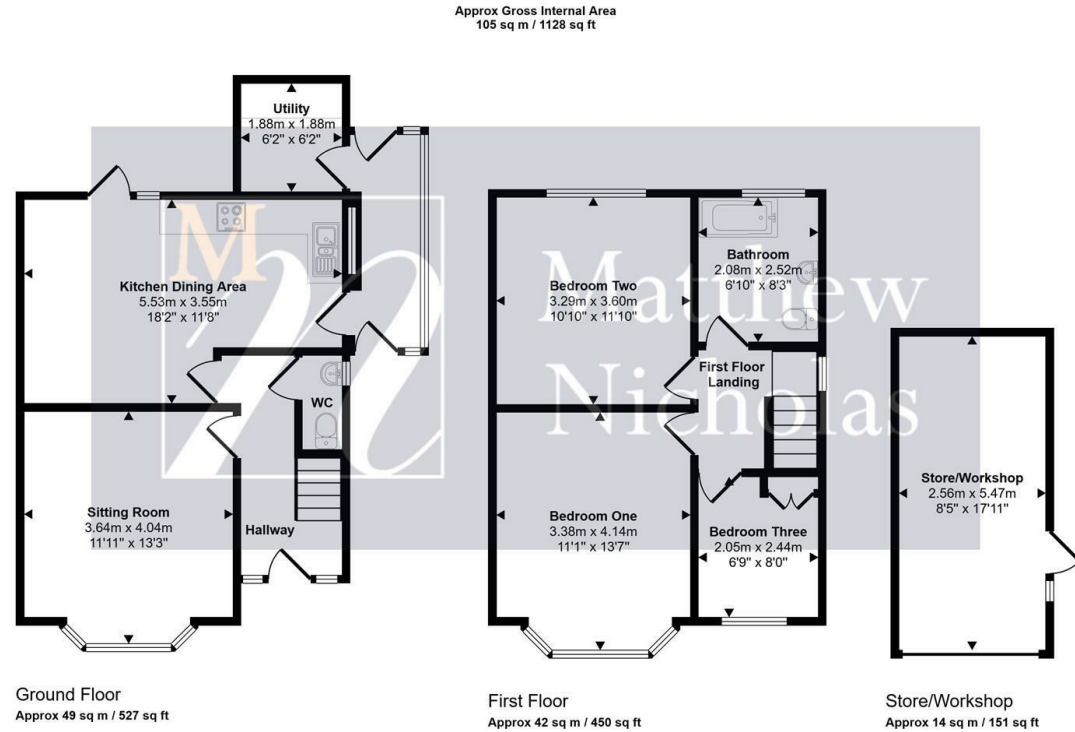
Further Information



Local Authority: North Northamptonshire Council
 Tax Band: TBC as formally commercial usage
 Floor Area: 1128.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(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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