20 Howard Road | Wollaston | NN29 7QZ

Matthew Nicholas

Offers In The Region Of £269,995

A delightful period two bedroom terraced property located centrally within the village. Full of character and period features such as wood burners and flagstone floors, the property is well decorated throughout and boasts a refitted kitchen and bathroom, replacement roof and boiler and a versatile garden room currently used as a gym. In brief the property consists of a hallway, sitting room, dining room, kitchen, garden room, two bedrooms and family bathroom. To the rear is an east facing garden with patio areas. Viewing recommended.

- Two bedroom bay fronted terraced house
- Recently refitted bathroom
- Versatile garden room
- Character features including wood burning stoves
- Well decorated throughout
- Replacement roof

Part glazed timber door leading into

Entrance Hall
Radiator, stairs tofirst floor landing, opening into

Dining Room
12'4" x 11'3" (3.76 x 3.44)
Radiator, feature fireplace with wood burning stove, shelving, coving, timber door to pantry, PVCu door to rear garden, wide opening into kitchen and timber glazed bi fold doors into

Sitting Room
12'5" x 11'4" (3.80 x 3.46)
Bay window to front, window seat, radiator, feature fireplace with wood burning stove and tiled hearth, built in cupboards and shelving, coving, timber flooring.

Kitchen
7'9" x 14'8" (2.37 x 4.48)
Fitted with a range of base and eye level units finished in contemporary white gloss finished with solid timber worksurfaces above. Ceramic one and half bowl sink and drainer with stainless steel mixer tap above, mid level oven, ceramic electric hob, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, tiled splash backs, shelving, flagstone flooring, window and velux to side, patio doors to rear garden.

First Floor Landing
Loft access hatch, radiator, built in storage cupboard, doors to all principal rooms.

Bedroom One
13'2" x 11'5" (4.03 x 3.48)
Twin windows to front, radiator, built in wardrobes, coving.

Bedroom Two
8'7" x 11'5" (2.63 x 3.50)
Window to rear, radiator, feature ornamental fire place with tiled hearth, build in storage, shelving, coving.

Bathroom
8'3" x 8'0" (2.54 x 2.46)
Recently refitted with a three piece suite comprising of a low level WC, hand wash basin recessed into vanity unit, bath with panelling to side, gold thermostatic mixer tap with rainfall shower head, glazed screen, tiled splash areas, towel warming radiator, built in storage cupboard, heated and light up mirror, expelair, obscured glazed window to rear.

Rear Garden
Immediately abutting the rear is a quarry tiled patio area, the remainder of garden is laid to lawn with sleeper retained planting beds to the side in addition to a second patio area of porcelain. The whole is enclosed with a combination of timber fencing and is easterly in aspect. Pedestrian access across neighbouring garden to shared alley way access via timber gates.

Gym/Office
11'3" x 8'3" (3.45 x 2.53)
A garden room, constructed from timber and composite doors and windows, currently used as a gym. This versatile space could be utilised as an office or other space and has power and light connected.

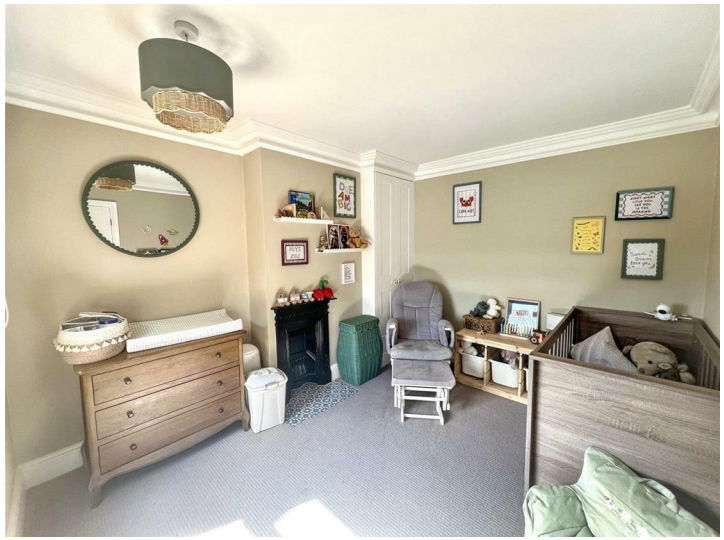
Outside
The property sits behind a small courtyard garden laid to tile with mature planting, it is retained with low level walling and enclosed with timber fencing.

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.

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.

DID YOU FANCY A SHAG?

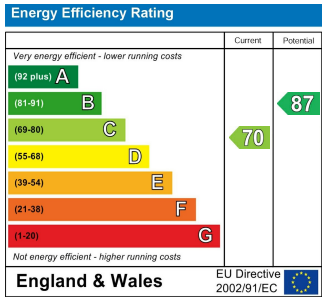


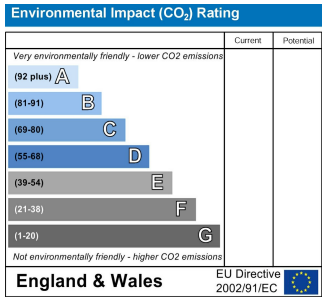
Further Information

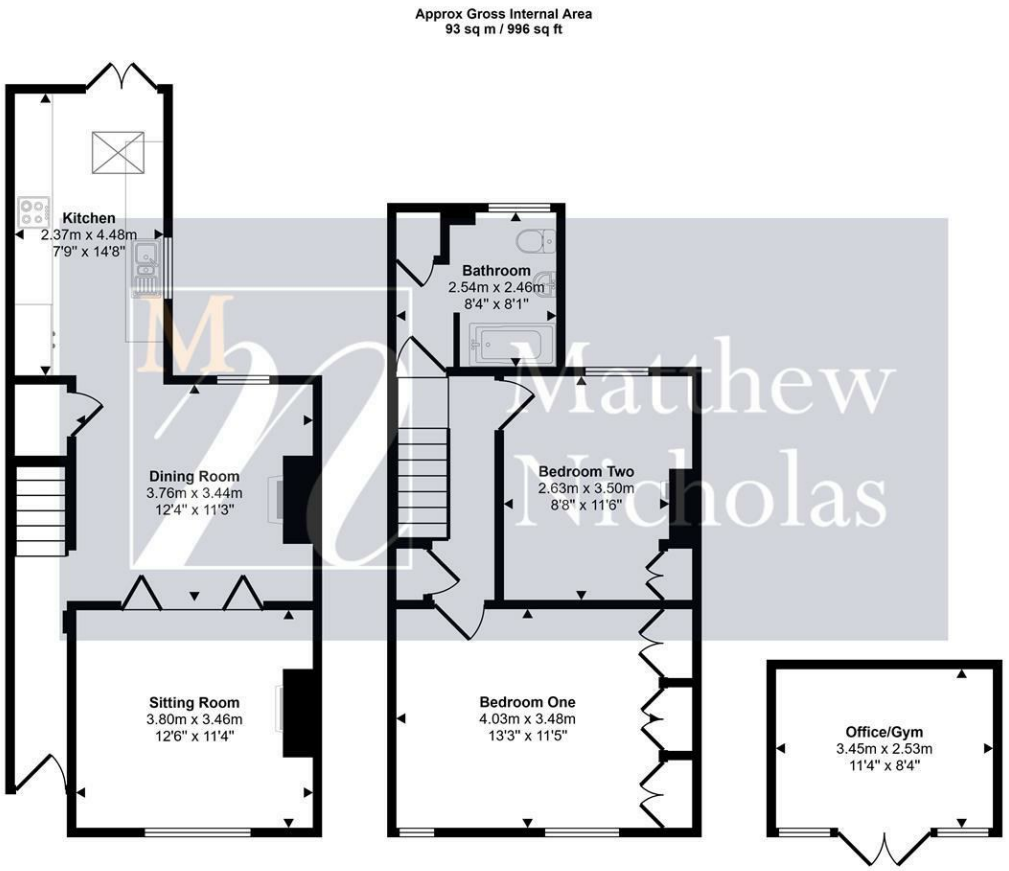
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 996.00 sq ft







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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