



24 Queens Road | Wollaston | NN29 7SA



Matthew
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Offers In The Region Of £229,995

An ideal first time buy in the form of a period bay fronted mid-terraced house located centrally in the village and offered with no onward chain. Boasting a gas fired radiator heating system, PVCu double glazing, a through sitting/dining room, fitted kitchen with integrated stainless steel cooking appliances and white fitted bathroom. To the first floor are two double bedrooms and a single bedroom with WC. South facing gardens. Viewing is recommended.

- Period terraced house located centrally in the village
- PVCu double glazing
- Ideal investment or first time buy
- Gas fired radiator heating system
- Fitted kitchen and bathroom
- No onward chain

Timber door leading from a storm porch into the

Entrance Hall

Radiator, Staircase to the first floor, tiled flooring, door to the

Dining Room

10'2" x 11'0" (3.11 x 3.36)

Window to the rear, radiator, laminate flooring, understairs store. Opens through to the

Sitting Room

11'1" x 13'0" (3.38 x 3.97)

Window to front, feature cream tile surround fireplace, radiator.

Kitchen

8'6" x 10'10" (2.61 x 3.32)

Fitted with a range of base and eye level units with worksurfaces above within inset stainless steel sink with mixer tap. Induction hob with extractor above, electric oven below. Space for washing machine and dishwasher. Stainless splash areas, tiled floor. Window and door to the conservatory and garden. Leads to

Bathroom

8'5" x 8'0" (2.57 x 2.46)

Fitted with a four piece suite including a low level WC, pedestal wash hand basin, fitted bath and walk in corner shower. Tiling to all splashbacks. Airing cupboard housing central heating boiler. towel warming radiator, window to rear.

Conservatory

4'10" x 8'5" (1.48 x 2.58)

Windows to kitchen and dining rooms, door to the rear garden.

First Floor Landing

Access to roof space, doors to all principle rooms.

Bedroom One

14'8" x 10'10" (4.48 x 3.31)

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

Bedroom Two

8'1" x 10'11" (2.47 x 3.34)

Window to rear, radiator, cast iron fireplace,

Bedroom Three

8'5" x 6'7" (2.59 x 2.03)

Window to rear, radiator,

Guest WC

Low level WC and pedestal wash hand basin with tiled splashback and electric towel warmer,

Outside

Wall retained courtyard garden to the front laid to gravel.

Rear Garden

Mainly laid to lawn with brick and paved seating area, planted beds and shingled rear. Shared pedestrian access. Enclosed by fencing and with a timber shed to the far end.

Store

Brick built with single glazed window to the rear

Material Information (Paragraph)

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

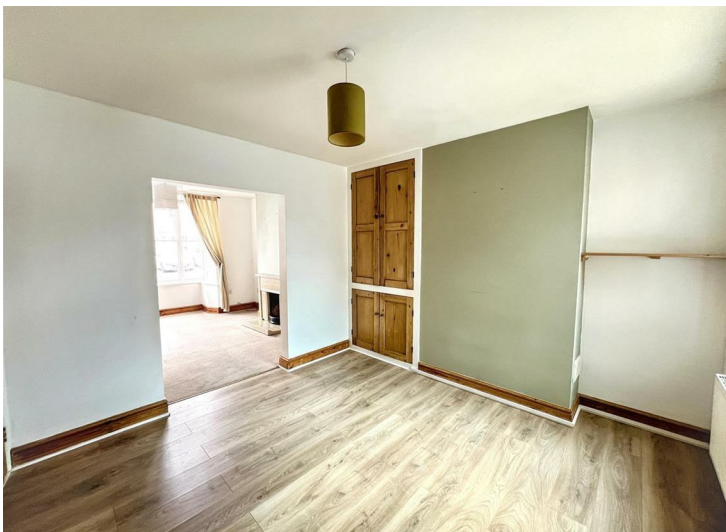
Heating: Gas radiators

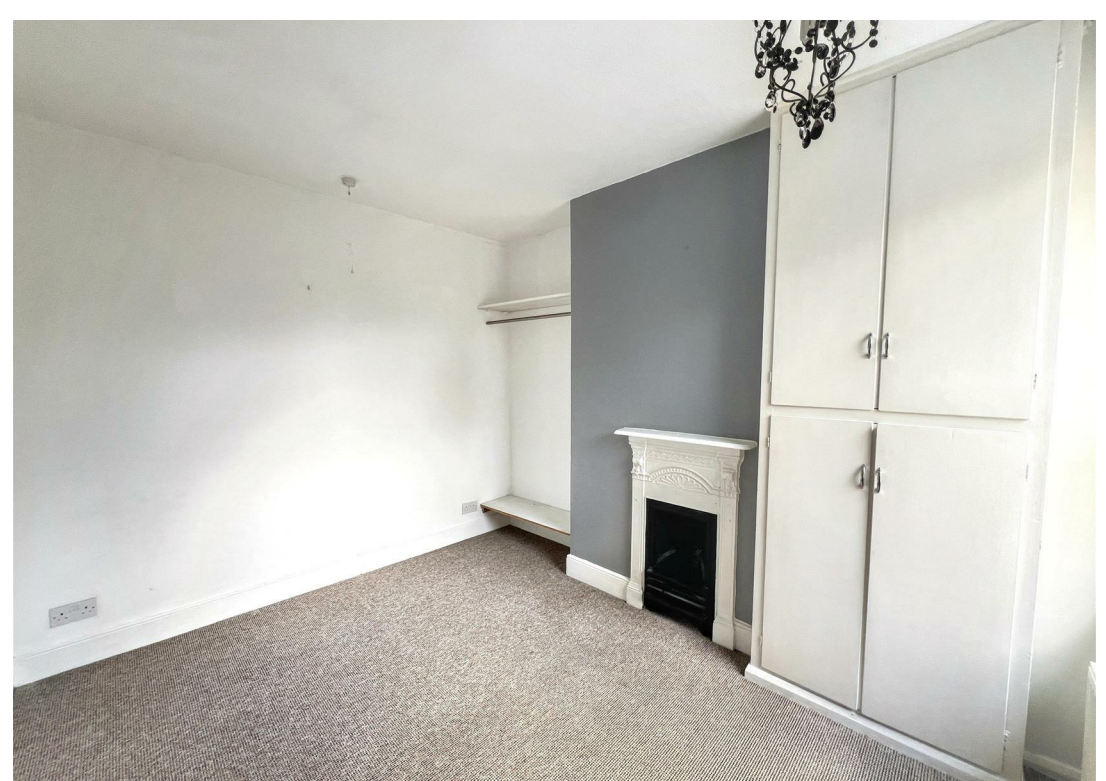
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

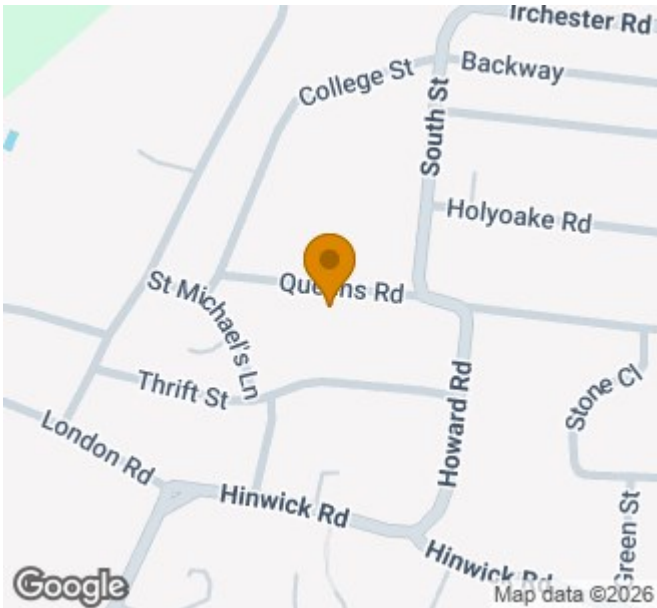
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial 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



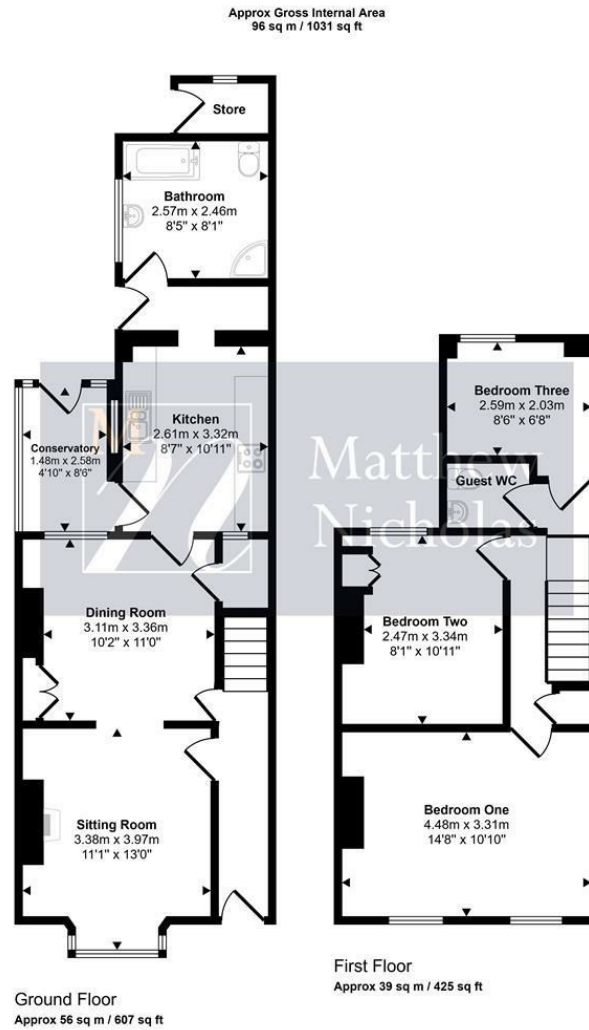
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 1031.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.

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