



6 Howard Court | Wollaston | NN29 7AE



Matthew
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Offers In The Region Of £210,000

An Underwood built two bedroom mews style terraced house with allocated parking situated in a small cul-de-sac within easy walking distance of the village centre. Offering gas fired radiator heating system, PVCu sealed unit double glazing, sitting room, kitchen/dining room, two bedrooms and a bathroom. The property also boasts an enclosed rear garden and block paved driveway frontage. Decorated in a neutral style, the property is offered with no onward chain. An ideal first purchase or investment.

- Underwood built two bedroom mid-terrace
- PVCu double glazing
- Off road parking
- Gas radiator heating system
- Fitted kitchen and bathroom
- No onward chain

Part glazed entrance door leading from the front into the

Entrance Hall

Staircase to first floor, door to

Sitting Room

13'2" x 11'5" (4.01 x 3.48)

Window to front. Radiator, TV point, under stairs store, coving. Door to

Kitchen/Dining Room

11'8" x 9'5" (3.56 x 2.87)

Fitted with a range of base and eye level units with worksurfaces above. Inset polycarbonate sink with mixer tap, gas hob with single electric oven below and extractor above. Plumbing and space for washing machine, space for fridge/freezer, tiled splash areas. Wall mounted gas fire central heating boiler, space for table, radiator. Patio doors and window to the rear.

Bedroom One

9'5" x 7'2" (2.87 x 2.18)

Window to front, radiator.

Bedroom Two

13'5" x 11'4" (4.09 x 3.45)

Window to rear, radiator.

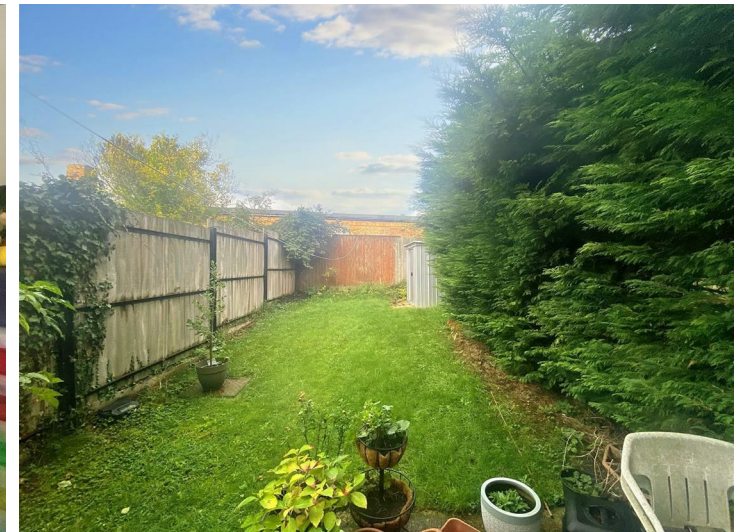
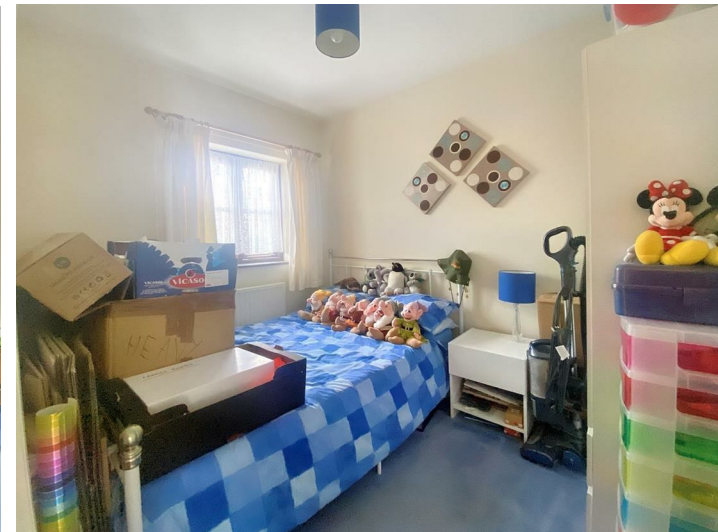
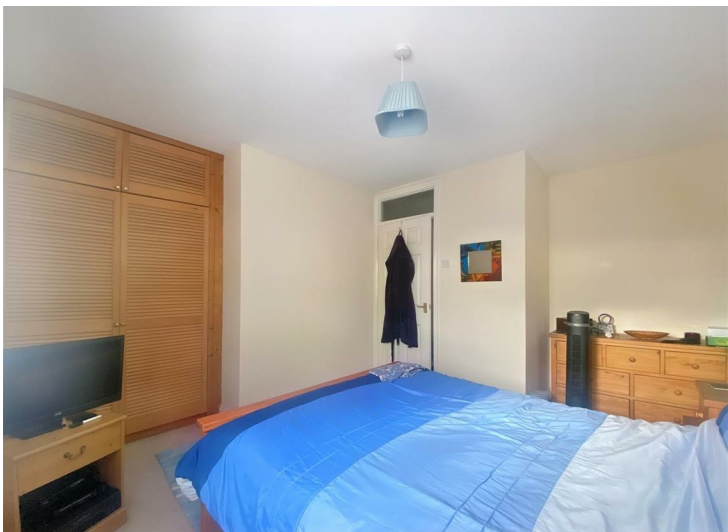
Bathroom

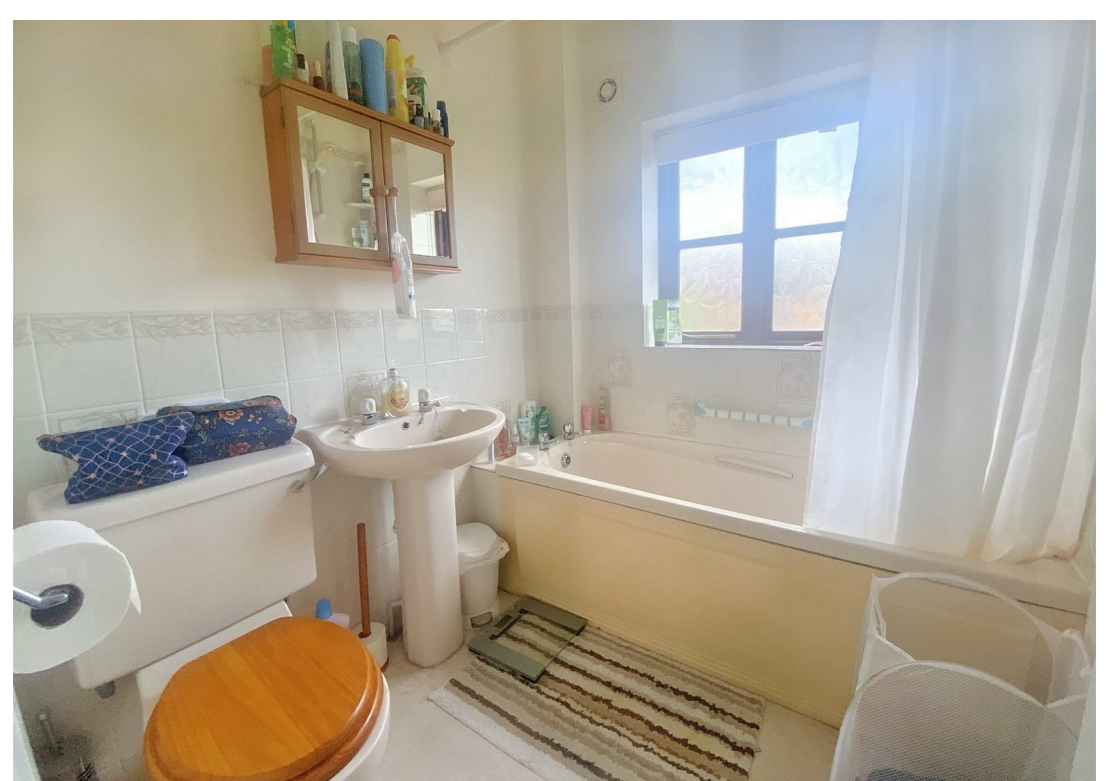
Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower over and curtain to the side. Tiled splashback, radiator, xpelair, obscured window to the rear.

Outside

The property stands behind a block paved frontage providing parking for two cars.

The rear garden is laid to lawn with conifer screen to one side, paved patio and lawn. Fence enclosed with hedging.

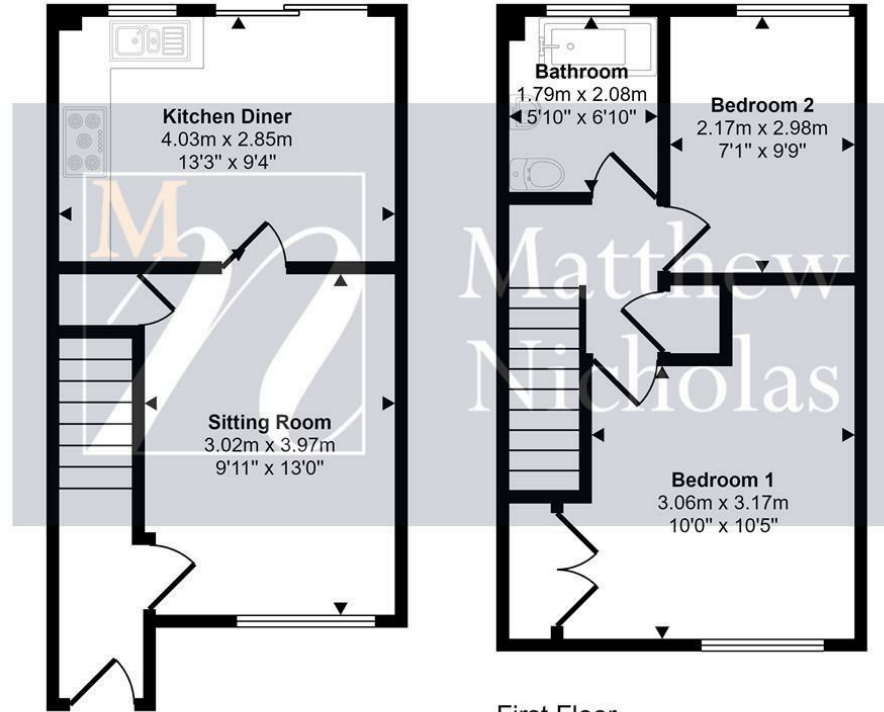




Further Information



Approx Gross Internal Area
58 sq m / 627 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft

First Floor
Approx 30 sq m / 318 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.



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 627.00 sq ft

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>88</p> <p>60</p>
<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p>	

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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