



82 London Road | Wollaston | NN29 7QS



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£230,000

A three bedroom stone built semi-detached house forming part of a courtyard of similar dwellings close to the centre of this popular village. Gas Radiator heating, and a courtyard style garden is also provided and allocated parking to the rear. Offering versatile living space over three floors, the property boasts a sitting room, fitted kitchen with built in appliances, utility cupboard, two bedrooms and a bathroom on the first floor with the master bedroom and ensuite shower room to the second floor. Viewing is advised as an ideal first purchase or investment.

- Three bedrooms and two bathrooms
- Off road parking space to the rear
- Flexible living space over three floors
- Ideal investment property or first purchase
- Close to amenities in the centre of the village
- Competitively priced

Storm porch with timber entrance door leading from the front into the

### **Entrance Hall**

Radiator, staircase to the first floor with cupboard beneath, coving, doors to ground floor rooms.

### **Kitchen**

5'2" x 8'9" (1.58 x 2.68)

Fitted with a range of base and eye level units with worksurfaces above, inset one and half bowl sink with mixer tap, gas hob with electric oven beneath and extractor above, plumbing for washing machine, concealed gas fired heating boiler, timer switch, tiled splash areas, tiled floor, downlights, coving, window to front.

### **Utility Cupboard**

Space for white goods (formerly this was a ground floor WC).

### **Sitting Room**

12'5" x 8'10" (3.81 x 2.70)

French doors and windows either side to the rear, radiator, TV point, coving.

### **First Floor Landing**

Doors to all first floor rooms.

### **Bedroom Two**

12'9" x 7'6" (3.89 x 2.29)

Window to rear, radiator, wardrobe, coving.

### **Bedroom Three**

10'3" x 7'6" (3.14 x 2.31)

Window to rear, radiator, wardrobe, coving.

### **Bathroom**

5'9" x 6'8" (1.76 x 2.05)

Fitted with a three piece suite including a low level WC, wash hand basin and bath with panel to side and shower above. Tiled splash areas, radiator, expelair, coving.

### **Second Floor Landing**

Door to

### **Bedroom One**

9'3" x 10'10" (2.84 x 3.31)

Velux style skylights to rear, radiator, coving, door to

### **Ensuite**

8'10" x 3'6" (2.71 x 1.09)

Refitted with a three piece suite including a low level WC, wash hand basin and shower cubicle with glazed doors, splash areas, towel warmer, expelair.

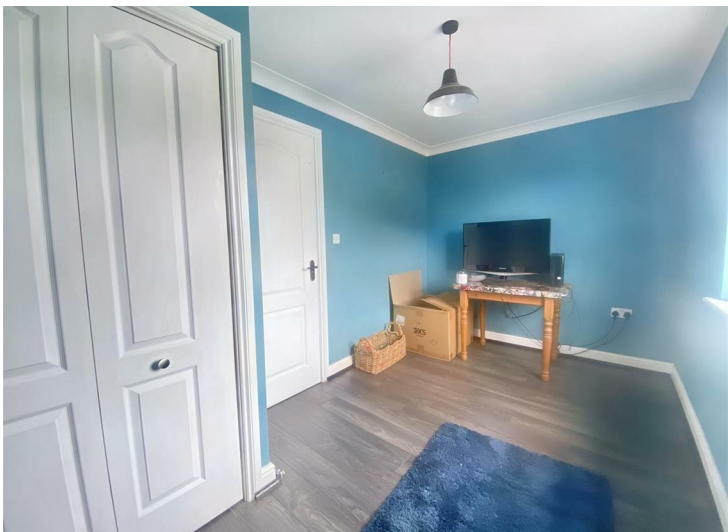
### **Outside**

The property stands behind a small open plan garden with path to the main door.

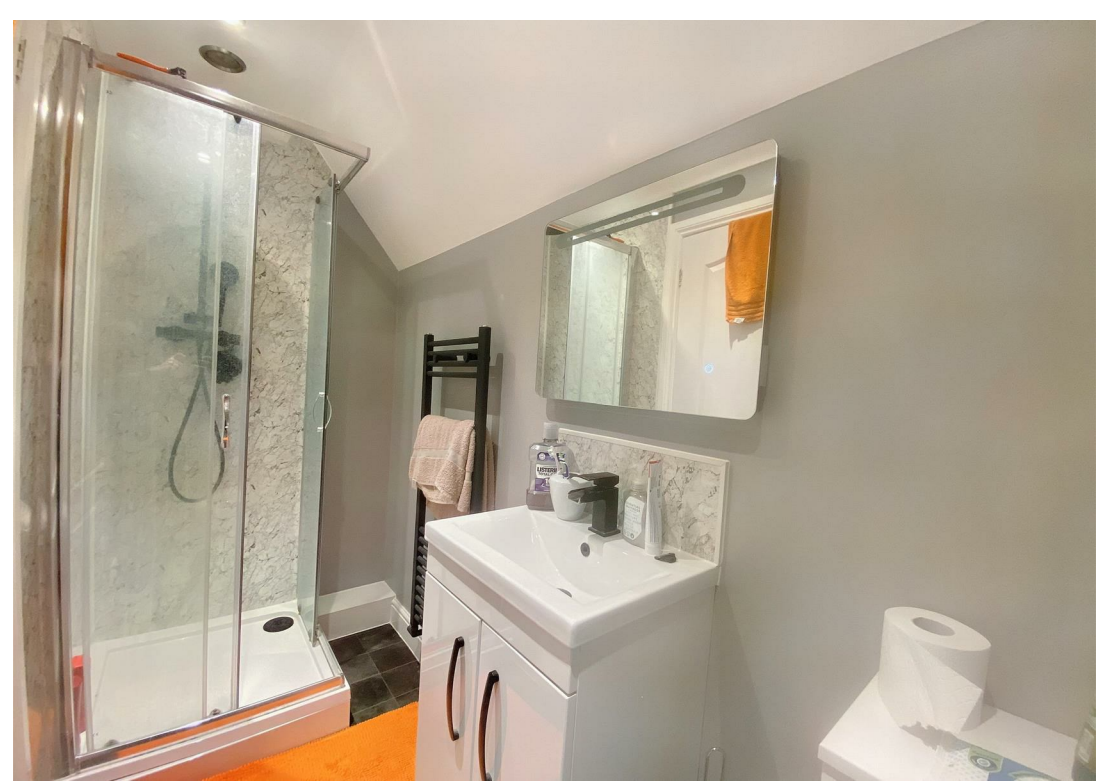
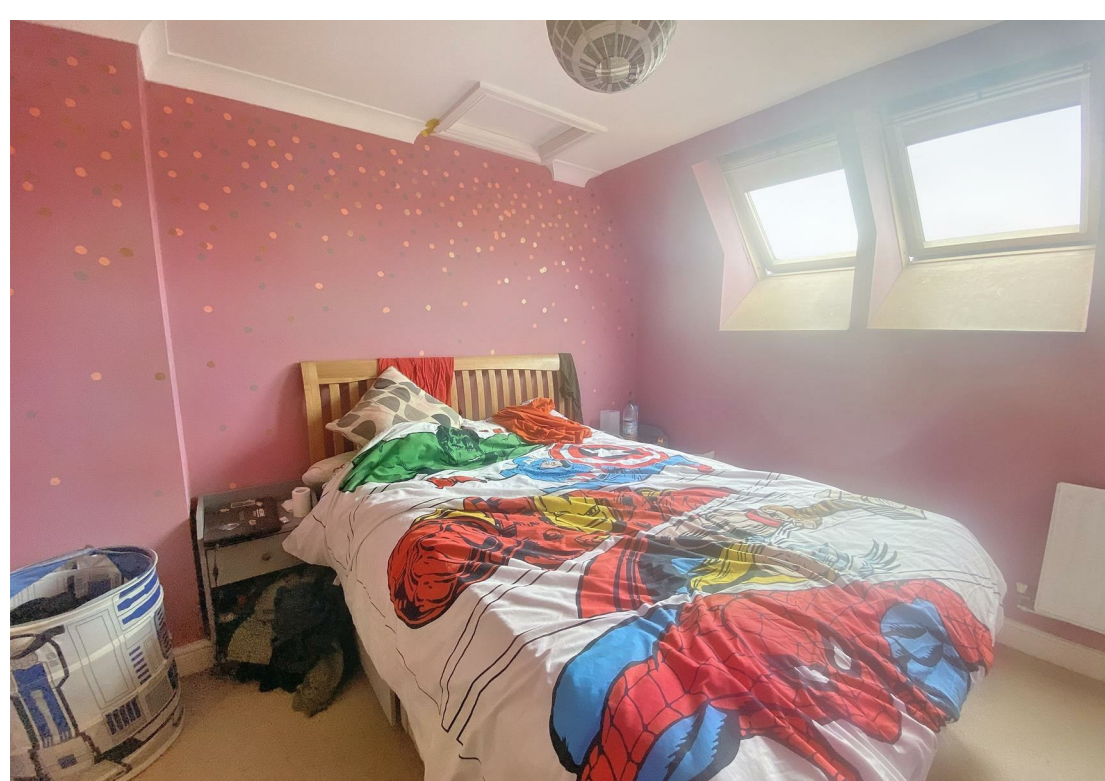
### **Rear Garden**

Laid to bark chippings with areas of paving. Enclosed by a combination of fencing and walling with pedestrian access at the rear to a single parking space off a shared courtyard.



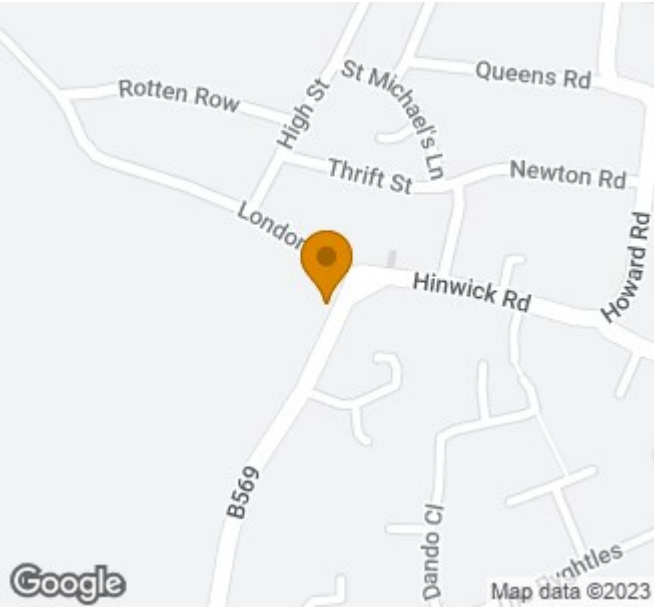








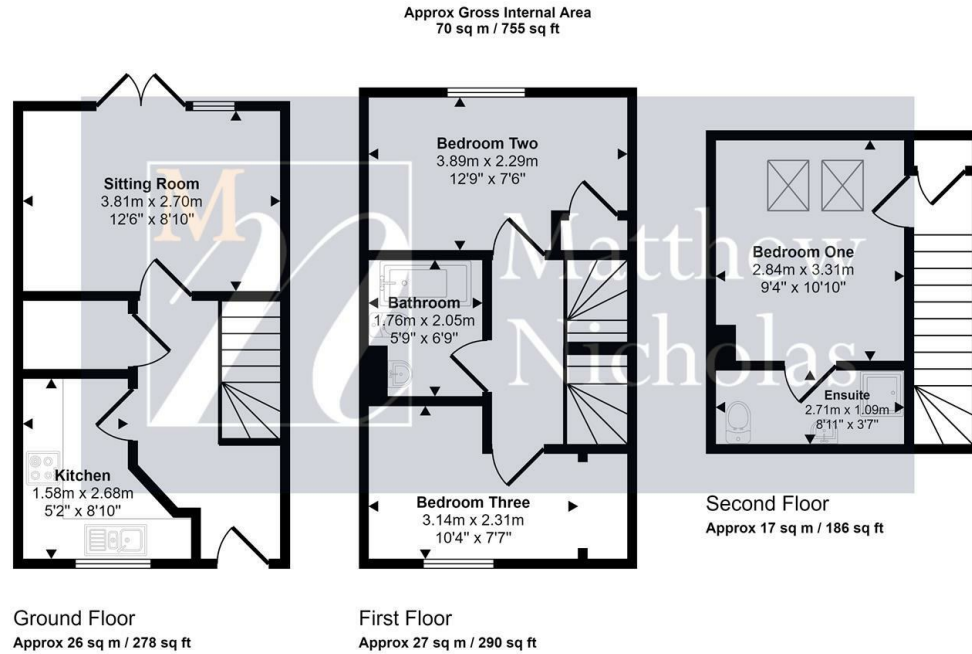
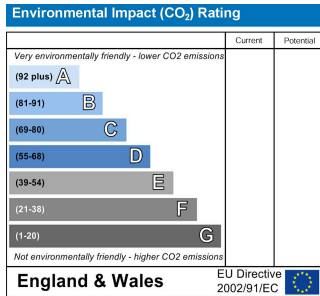
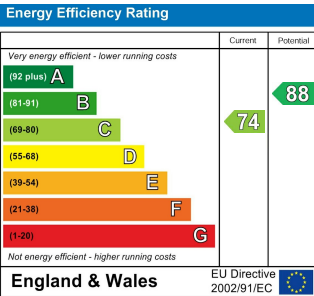
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 755.00 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.

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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