



18 Eastfield Road | Wollaston | NN29 7RU



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## Offers In The Region Of £199,995

A lovely two bedroom Victorian mid-terraced property with south facing garden that boasts PVCu double glazing, gas fired radiator heating system, part original feature flooring and potential for any would be buyer to further add their own stamp to it. The accommodation comprises a hallway, sitting room/dining room. To the first floor there are two double bedrooms and a four piece white fitted bathroom suite. The garden is laid to lawn, south facing and fence enclosed. Viewing is recommended.

- Victorian terrace house
- Four piece bathroom
- South facing garden

- Two bedrooms
- Central village location
- No onward chain

**Hallway**

Composite part glazed door to front. Quarry tiled floor, stairs to first floor landing, radiator. Door to

**Sitting Room**

11'6" x 10'10" (3.52 x 3.31)

Double glazed window to front, fireplace set in 'hole in the wall' style recess, coving, wall lights, TV point. Open through to

**Dining Room**

11'5" x 11'7" (3.48 x 3.55)

Glazed door to garden, quarry tiled floor, radiator, coving. Multi-paned glazed door to

**Kitchen**

7'9" x 15'4" (2.38 x 4.68)

Fitted with a range of base and eye level units with roll edge work surfaces above. Inset single bowl single drainer stainless steel sink with mixer tap. Plumbing for washing machine and dishwasher, space for tumble dryer, tiled splash areas, radiator. Gas hob with corresponding electric oven below and canopy extractor above. Understairs storage cupboard. Window to side and rear, door to the garden.

**First Floor Landing**

Loft access hatch, doors to all bedrooms and bathroom. Cupboard housing central heating boiler.

**Bedroom One**

14'7" x 11'1" (4.47 x 3.39)

Window to front, built-in wardrobes with concealed lighting, cast iron radiator, coving.

**Bedroom Two**

9'3" x 11'8" (2.84 x 3.56)

Window to rear, radiator.

**Bathroom**

7'9" x 7'9" (2.37 x 2.38)

Fitted with a four piece suite including a WC, wash hand basin, bath with panel to side and separate tiled shower cubicle. Tiled splash areas, radiator, tiled floor, obscured window to rear.

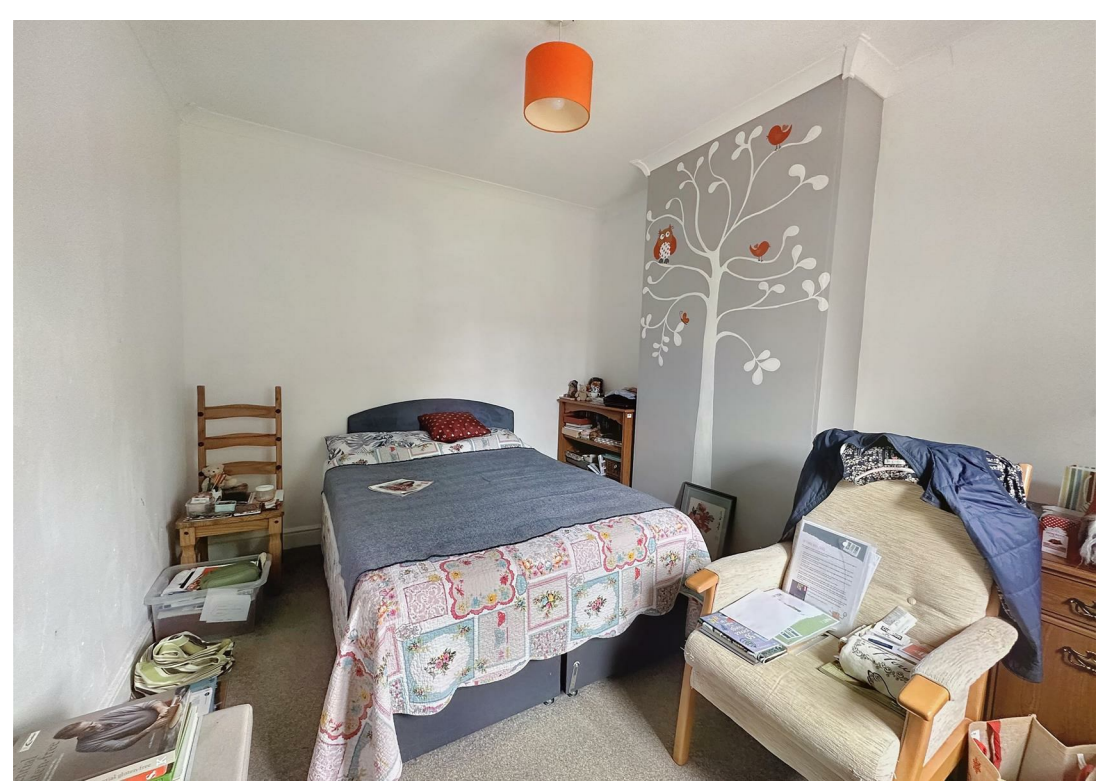
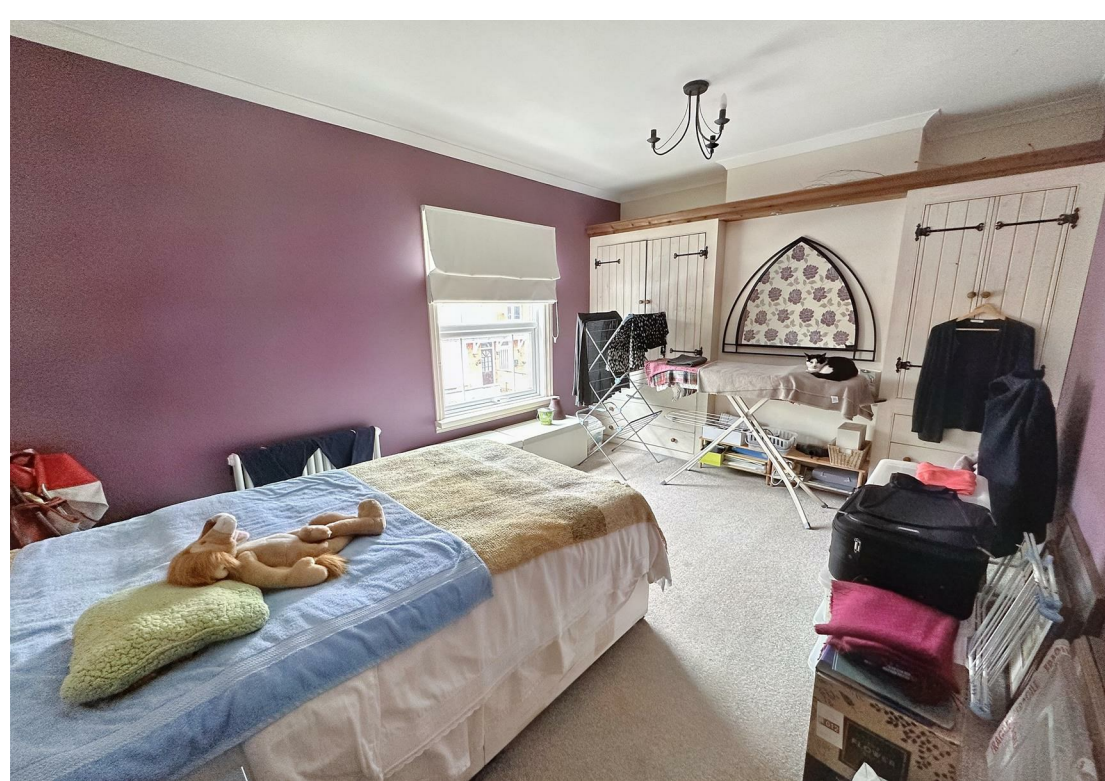
**Outside**

To the front of the property there is gated access leading to a fence wall retained front garden laid to gravel.

**Rear Garden**

Immediately abutting the rear of the house is a gravel and paved area. Gated right of way access for adjoining property and for No 18 to access a shared passage back to Eastfield Rd. Predominantly laid to lawn with planted borders and enclosed with a combination of brick walling and by timber fencing.

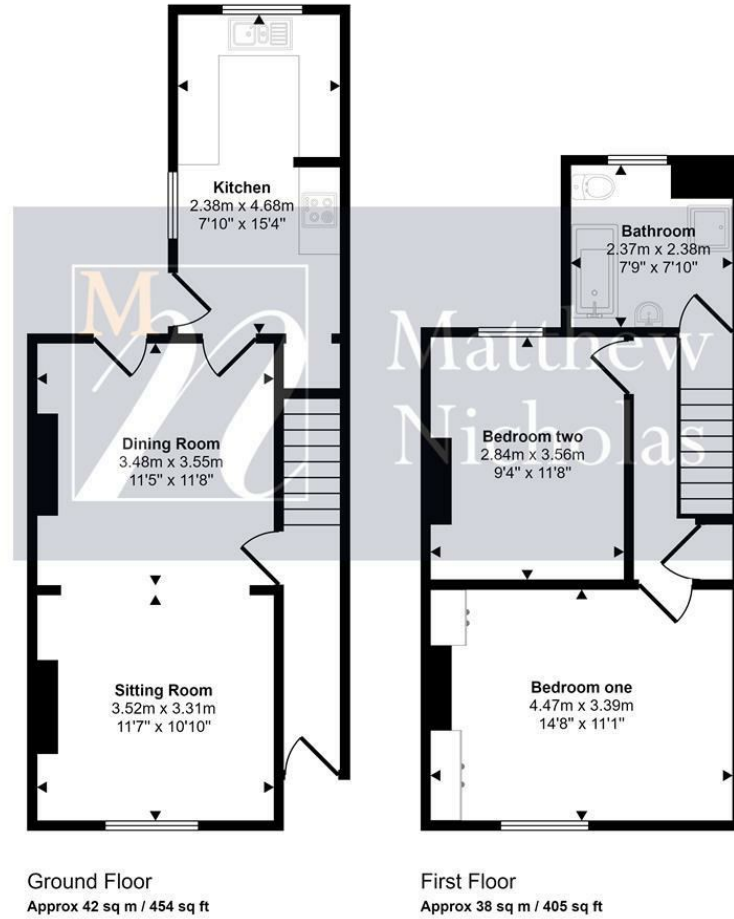




# Further Information



Approx Gross Internal Area  
80 sq m / 859 sq ft



Ground Floor  
Approx 42 sq m / 454 sq ft

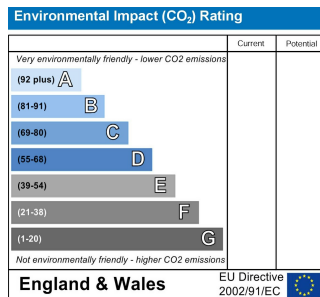
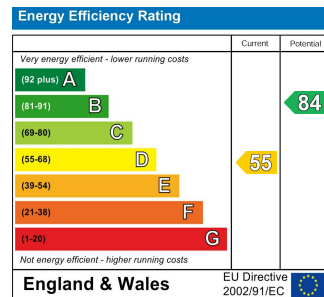
First Floor  
Approx 38 sq m / 405 sq ft

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: A

Floor Area: 859.00 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 items 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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