



110 Hinwick Road | Wollaston | NN29 7QU



Matthew  
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## Offers In The Region Of £165,000

A competitively priced two bedroom terraced house close to the centre of the village, but requiring some upgrading in places. The property boasts PVCu sealed unit double glazing, a fitted kitchen and a white bathroom suite. Comprising of a hallway, sitting/dining room and kitchen. The landing leads to two good size bedrooms and a bathroom. The property also offers a small courtyard to the rear. No onward chain.

- Value for money investment
- PVCu double glazing
- South facing rear courtyard
- In need of some improvement
- Refitted kitchen and bathroom
- No onward chain

Part glazed composite door leading from the front into the

### **Hallway**

Radiator, dado rail, stairs to first floor landing, wooden panelled door leading into

### **Sitting/Dining Room**

26'7" x 9'6" (8.12 x 2.92)

Dining area: window to front, radiator, low level cupboard by chimney breast, opening through into

Sitting area: window to rear, radiator, electric fire with neutral hearth and surround, TV point, space under stairs.

### **Kitchen**

7'6" x 10'5" (2.29 x 3.20)

Fitted with a range of base and eyelevel units in a gloss finish with rolled edge worksurfaces above, inset stainless steel sink with drainer and mixer tap above, freestanding electric cooker with chimney style extractor fan above, space and plumbing for dishwasher and washing machine, space for fridge freezer, tiling to all splash areas, window to side and PVC part glazed door to courtyard garden.

### **First Floor Landing**

Loft access hatch, doors to all first floor rooms.

### **Bedroom One**

15'5" x 8'10" (4.71 x 2.71)

Window to front, radiator

### **Bedroom Two**

9'7" x 9'9" (2.93 x 2.99)

Window to rear, radiator

### **Bathroom**

7'5" x 10'5" (2.28 x 3.20)

Fitted with a three piece suite in white comprising of a low level WC, pedestal hand wash basin and bath with matching panel, electric shower over bath, tiled splash areas, towel warming radiator, shelf, eye level vanity unit, cupboard, obscured glazed window to rear.

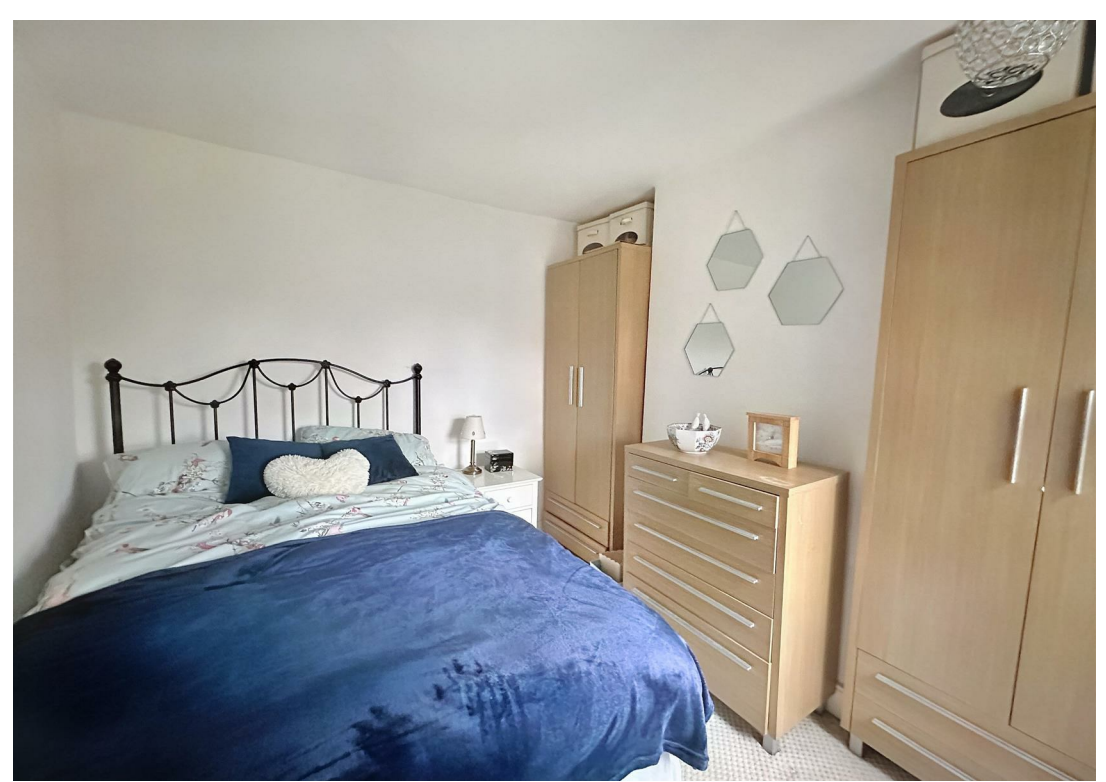
### **Outside**

Immediately abutting the rear of the property is a small courtyard style garden which is predominantly laid to artificial grass. There is pedestrian access to the rear for accessing a shared pathway with neighbouring terrace houses allowing access to the front of the property. The whole is enclosed with timber fencing.











# Further Information



Local Authority: North Northamptonshire Council

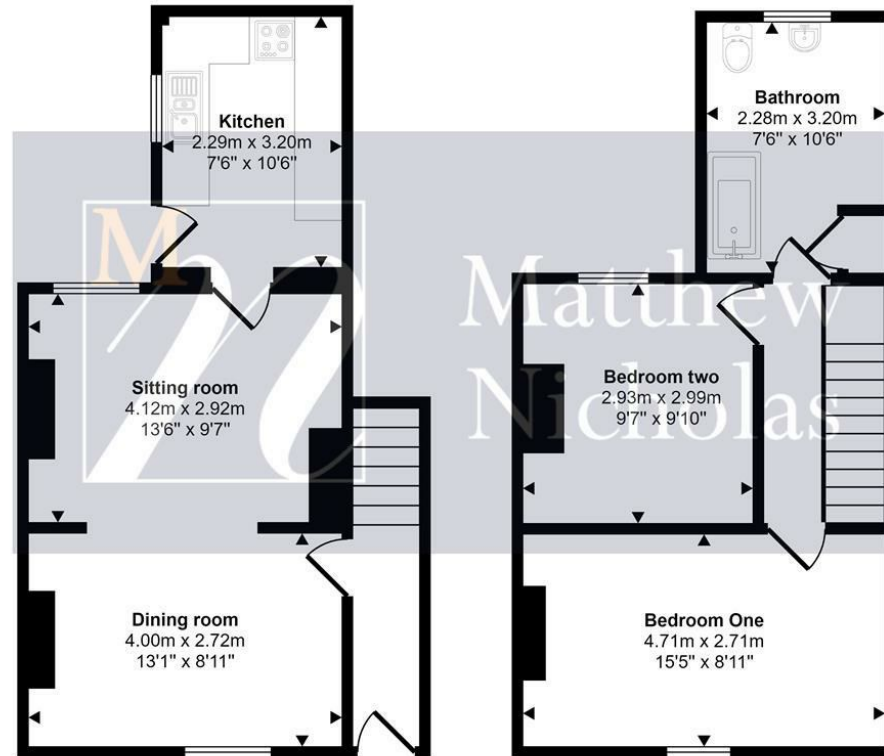
Tax Band: A

Floor Area: 762.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>39</b>	
EU Directive 2002/91/EC	

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

Approx Gross Internal Area  
71 sq m / 762 sq ft



Ground Floor  
Approx 36 sq m / 384 sq ft

First Floor  
Approx 35 sq m / 378 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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