



The Old Bakery, 63 London Road | Wollaston | NN29 7QP



Matthew
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Offers In The Region Of £175,000

A charming stone built cottage situated in the heart of this popular village. Offered with no chain and requiring cosmetic refurbishment, it would be suited to a first time buyer or investor purchase. The cottage offers gas fired radiator heating, sealed unit double glazed timber windows, a large fitted kitchen/dining room, double aspect sitting room, two double bedrooms and a bathroom. There is absolutely no garden or outside space of any description at the cottage, although there is easy access to open space as the cottage is situated towards the edge of the village.

- Semi-detached stone cottage
- Requires cosmetic upgrading
- Gas fired radiator heating system
- No onward chain
- No outside space of any form
- Ideal FTB or investment

Storm porch with steps and timber entrance door leading into the

Entrance Hall

Staircase to first floor. Doors to Sitting Room and Kitchen/Dining Room

Sitting Room

10'3" x 15'11" (3.14 x 4.87)

Sash window to front and further leaded window to the rear. Two radiators. Feature fireplace style recess and additional display recess. TV point. Wall light points. Coving.

Kitchen/Dining Room

9'8" x 16'1" (2.96 x 4.91)

Fitted with a range of base and eye level units with roll edged work surfaces above. Inset one and half bowl single drainer polycarbonate sink unit with mixer tap. Space for slide-in cooker. Space and plumbing for washing machine. Tiled splash areas. Wall mounted gas fired central heating boiler. Space for table. Radiator. Tiled floor. Spotlights and coving to ceiling. Sash window to front and leaded window to rear. Under-stairs store cupboard.

First Floor Landing

Velux to rear. Radiator. Doors to both bedrooms and bathroom.

Bedroom One

9'10" x 16'7" (3.01 x 5.07)

Sash window to front and further window to rear. Radiator. Range of built-in bedroom furniture incorporating wardrobes, top boxes and bedside tables. Feature sloping eaves. Door to airing cupboard housing lagged hot water cylinder and timer switch for central heating.

Bedroom Two

11'8" x 10'11" (3.57 x 3.35)

Sash window to front. Radiator. Feature sloping eaves.

Bathroom

8'3" x 5'7" (2.53 x 1.71)

Fitted with a three piece suite including panelled bath with shower from mixer tap. Striplight/shaver point. Radiator. Tiled splash areas. Sloping eaves. Obscured leaded window to rear.

Agents Note

There is no outside space but there is an allocated bin storage area with neighbouring properties.





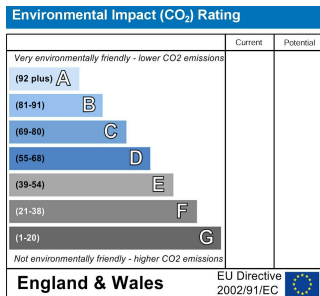
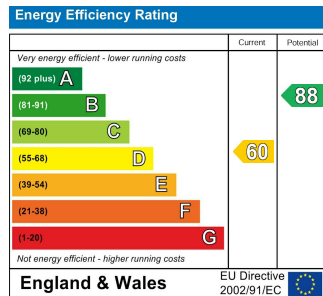
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 837.00 sq ft



Approx Gross Internal Area
78 sq m / 837 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 40 sq m / 429 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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