



47 The Pyghtles | Wollaston | NN29 7QD



Matthew
Nicholas



Offers In The Region Of £229,995

A well presented two bedroom semi-detached house situated within walking distance of the village centre. Boasting gas radiator heating, PVCu double glazing, refitted kitchen with built in oven and hob and through sitting room/dining room with french doors to the garden. Upstairs there are two bedrooms, each with built in wardrobes and a refitted bathroom with shower over the bath. Decorated and carpeted neutrally throughout. Outside to the rear there is a south-west facing garden with raised decked patio area, to the front of the property a driveway provides parking for two cars.

- Two bedroom semi-detached house in cul-de-sac
- Gas fired radiator heating system
- Refitted kitchen and bathroom
- South west facing rear garden
- PVCu double glazing
- Parking for two cars

Composite door leading from the front into the

Hall

Radiator, door to the sitting room, arch to the

Kitchen

7'10" x 7'6" (2.39 x 2.31)

Refitted with a range of pale coloured base and eye-level units with work services above, inset one and a half bowl single drainer sink unit with mixer tap, gas hob with electric oven beneath and extractor above, space for freestanding fridge/freezer, plumbing for washing machine, wall mounted gas fired heating boiler, tiled splash backs, radiator, window to front.

Sitting/Dining Room

11'8" x 16'7" (3.58 x 5.08)

Fench doors to the garden, radiator, TV point, staircase rising to the first floor landing.

First Floor Landing

Loft access, doors to both bedrooms and bathroom.

Bedroom One

8'5" x 11'6" (2.59 x 3.52)

Window to front, radiator, built in wardrobe.

Bedroom Two

6'6" x 10'8" (2.00 x 3.27)

Window to rear, radiator, built in wardrobe.

Bathroom

4'9" x 7'9" (1.45 x 2.38)

Fitted with a three piece suite including a low level WC, wash hand basin and bath with shower above and glazed screen to the side, tiled splash areas, radiator, cushion floor, expelair and obscured window to the front.

Outside

The property enjoys an open plan gravel frontages with parking for two cars.

Rear Garden

Laid to an easily maintained style consist of two levels including patio and gravelled seating areas, planted beds and enclosed by fencing. Enjoying a south westerly aspect.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

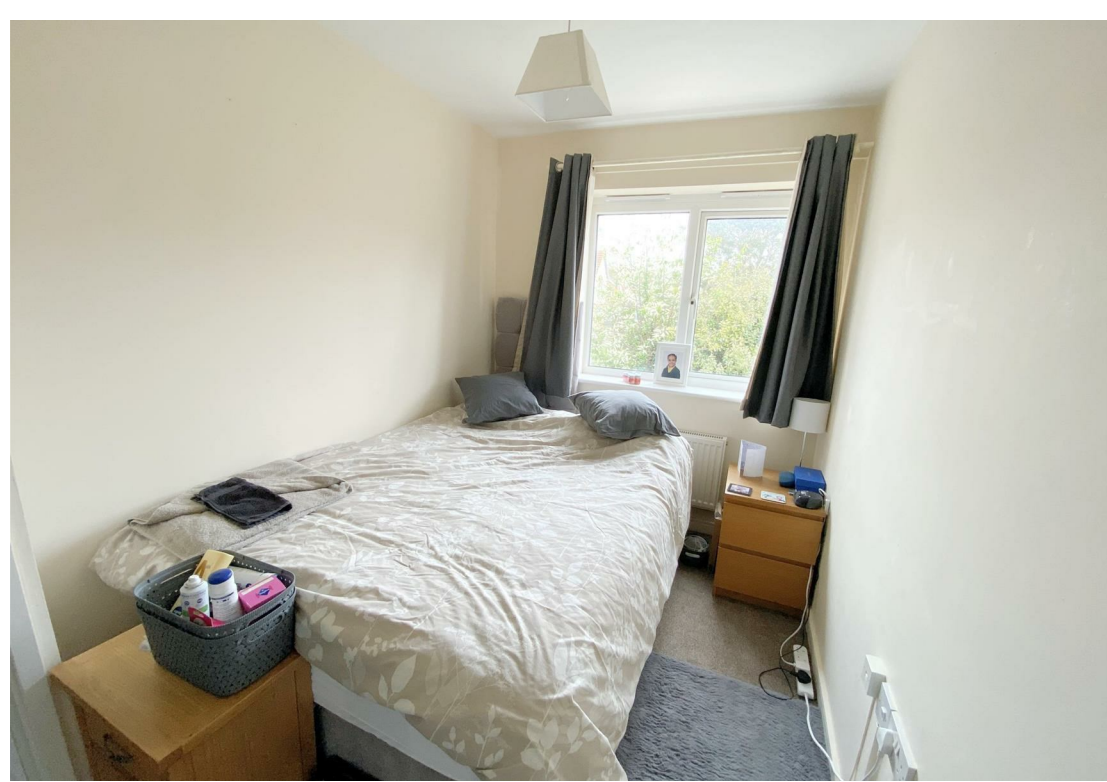
Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

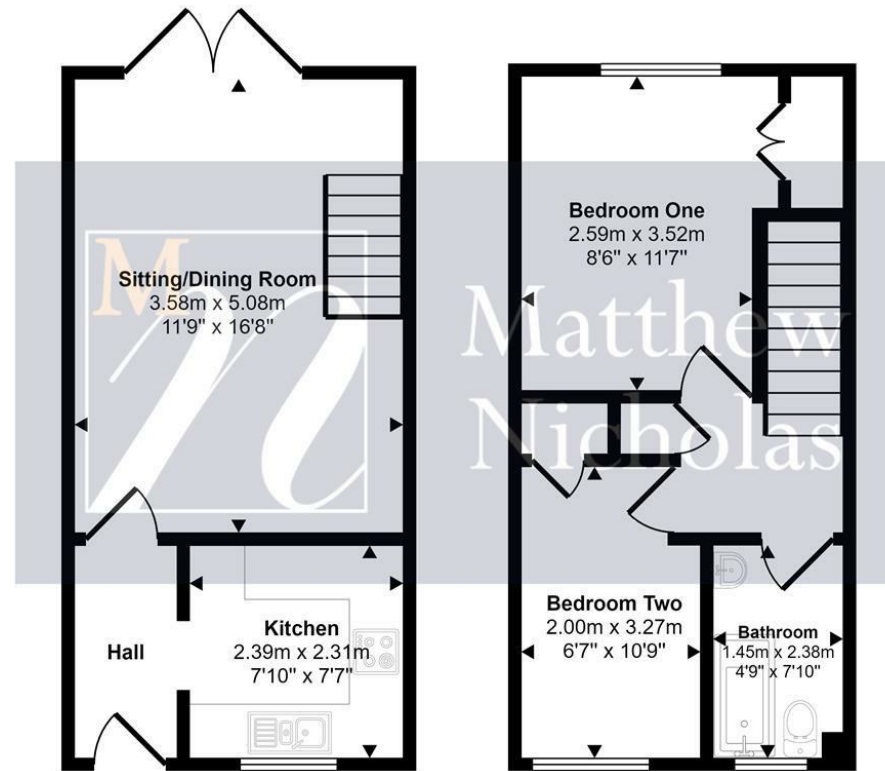




Further Information



Approx Gross Internal Area
55 sq m / 593 sq ft



Ground Floor
Approx 28 sq m / 296 sq ft

First Floor
Approx 28 sq m / 297 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: 593.00 sq ft

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

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

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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