



8 Orchard Close | Wollaston | NN29 7PN



Matthew
Nicholas



Offers In The Region Of £275,000

A delightful individual detached two bedroom bungalow enjoying a private plot adjacent to the village cemetery in a no-through road. Superbly presented, the bungalow offers a gas fired radiator heating system, PVCu double glazing and neutral décor throughout. The accommodation briefly comprises of an entrance hall, sitting/dining room, nicely fitted kitchen/breakfast room, two bedrooms, refitted shower room, gardens and driveway. Viewing is highly recommended.

- Rarely available entry-level detached bungalow
- Gas radiator heating system
- Superb presentation
- Private manageable garden
- Off road parking
- Nicely fitted kitchen and shower room

Composite part glazed door leading from the front into the

Entrance Hall

Tiled floor with further door to the

Sitting Room/Dining Room

14'9" x 20'10" (4.52 x 6.36)

Window to the front, two radiators, TV point, telephone point, wall-light points, coving, opening through to the passageway allowing access to all further rooms.

Kitchen/Breakfast Room

21'0" x 7'1" (6.42 x 2.16)

Fitted with a range of base and eye-level units with roll edged work surfaces above, inset single bowl, single drainer stainless steel sink with mixer tap, ceramic hob with single electric oven beneath and extraction above, space for fridge & freezer, plumbing and space for washing machine, space for tumble drier, wall-mounted gas fired central heating boiler, tiled splash areas, room for small table, radiator, pantry style storage cupboard and further shelved linen store, window and part-glazed door to the rear garden.

Bedroom One

11'7" x 11'3" (3.54 x 3.43)

Window to the side, radiator, coving.

Bedroom Two

8'5" x 7'6" (2.57 x 2.31)

Window to the side, radiator, coving.

Shower Room

5'6" x 8'9" (1.69 x 2.68)

Fitted with a three piece suite including larger than average shower cubicle with sliding glazed door and 'Mira' electric shower, tiling to all walls, radiator, expelair, obscured window to the side.

Outside

Outside the property is approached via a block paved driveway providing off-road parking for one to two vehicles, access may be gained via a shared pedestrian right of way and timber gate to the rear garden.

Rear Garden

Laid to a combination of lawn and paving, planted borders with power connection available, outside tap and light, not considered to be over-looked.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

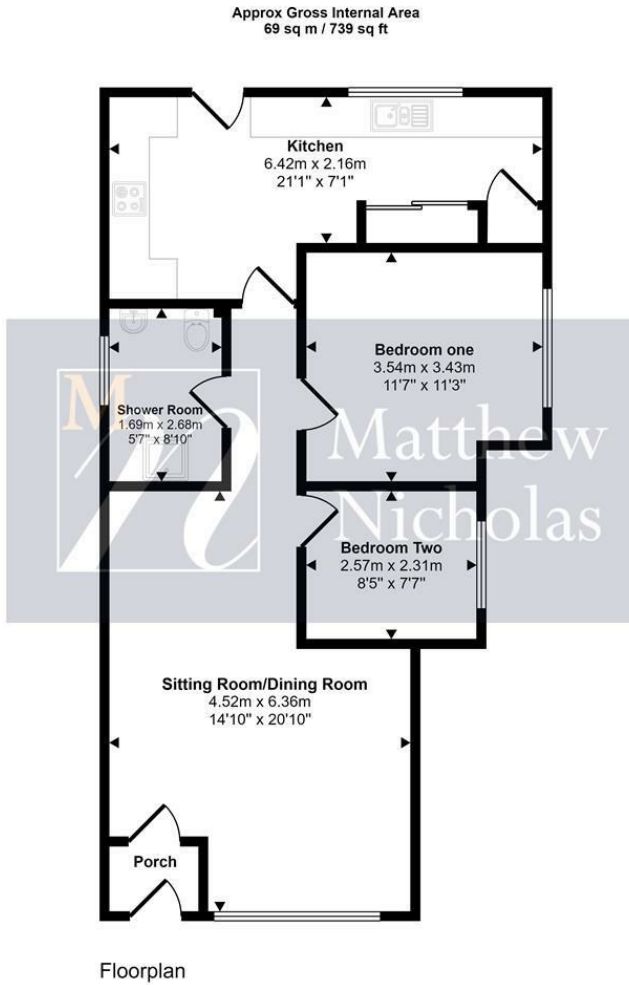
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



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: C

Floor Area: 739.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

