



30 Brookside | Bozeat | NN29 7NJ



Matthew
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Offers In The Region Of £275,000

An Alfred Underwood three bedroom semi detached house with attached single garage backing onto farmland. Offering PVCu double glazing and electric heating, the property still provides plenty of scope for a buyer to upgrade to their own tastes. The accommodation briefly comprises a hallway, sitting room, kitchen/diner, utility/boot room and sun room. The first floor landing leads to three bedrooms and a bathroom. Viewing is advised.

- Underwood built three bedroom semi-detached
- Garden back onto farmland
- PVCu double glazing
- Cul-de-sac location
- Single garage
- Beds/Bucks/Northants Borders

PVCu door and side light leading into

Entrance Hall

Storage radiator, stairs to first floor, door to

Sitting Room

13'8" x 15'0" (4.17 x 4.58)

Window to front, electric fire with stone surround and wooden mantle, TV point, coving, door to

Kitchen/Diner

16'8" x 8'9" (5.09 x 2.68)

Fitted with a range of base and eye level units with worksurfaces above, inset one and half bowl stainless steel sink with drainer and mixer tap above, space for cooker with extractor above, space and plumbing for washing machine, space for dining table, tiling to splash areas, laminate flooring, window to rear and door into

Utility

7'7" x 8'6" (2.32 x 2.60)

Space for fridge freezer, tiling to walls, door to garage, window to rear and door into

Sun Room

8'5" x 8'11" (2.59 x 2.73)

Window to side and rear and door into garden.

First Floor Landing

Window to side, loft access hatch, doors to all principal rooms.

Bedroom One

9'3" x 14'4" (2.82 x 4.37)

Window to front, storage radiator

Bedroom Two

9'1" x 9'8" (2.78 x 2.97)

Window to rear, storage radiator, build wardrobes.

Bedroom Three

6'11" x 7'5" (2.13 x 2.28)

Window to front.

Bathroom

Three piece suite comprising of a low level WC, hand wash basin and bath with matching panel, electric shower over bath, glass concertina screen, towel rail, tiling to all walls, obscured glazing to rear.

Garage

7'7" x 18'0" (2.33 x 5.49)

Up and over door, power and light connected, shelving.

Rear Garden

Immediately abutting the rear of the property is a large block paved patio area, the remainder of garden is laid to lawn and mature shrubs set behind a small brick wall, a central block paved path leads down the rear of the garden which houses another small patio area, the whole is enclosed with timber fencing.

Outside

The front of the property is approached via a block paved driveway providing off road parking for two vehicles and access to the garage door, the whole is enclosed behind a low level brick wall and raised block stones.

Material Information

Electricity Supply: Mains

Gas Supply: Not connected

Water Supply: Mains (Metered or Rateable)

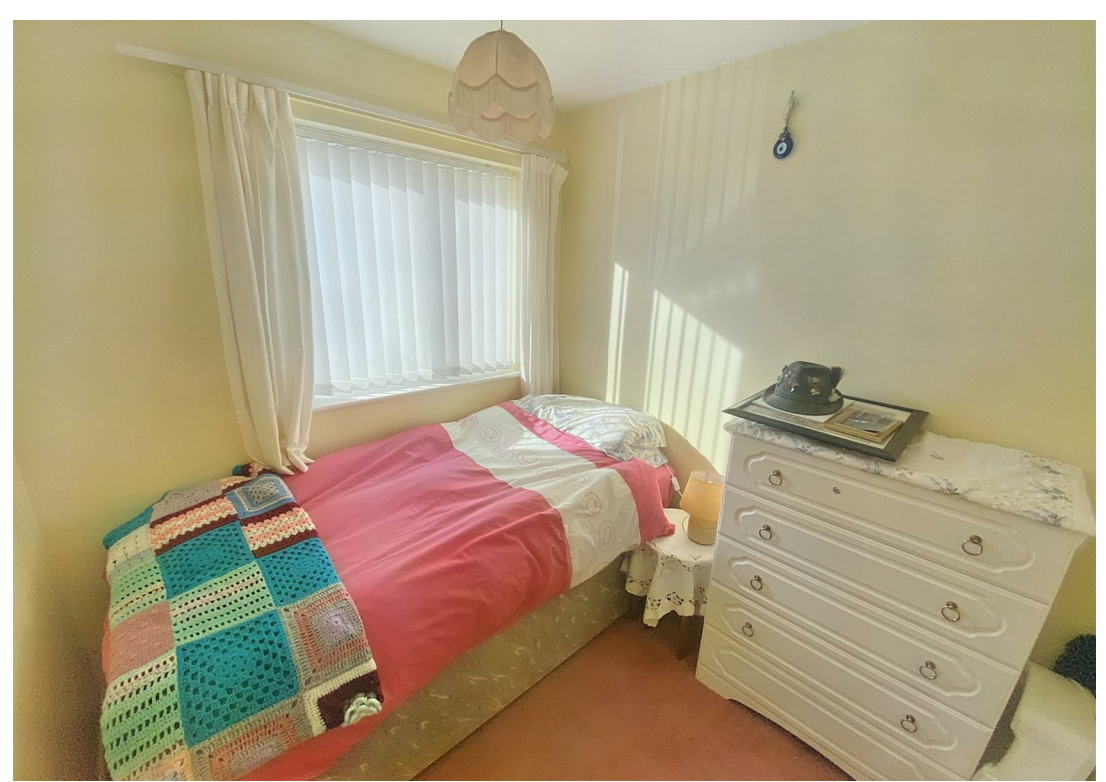
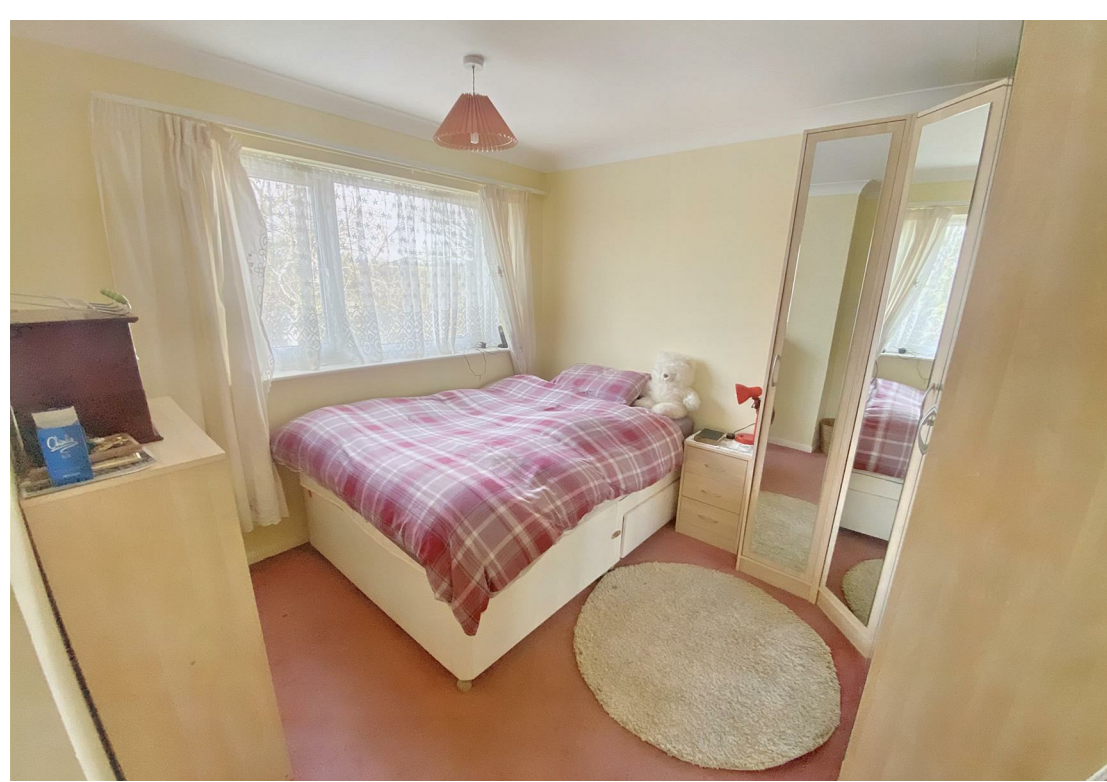
Sewerage: Mains

Heating: Electric

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



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1152.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
36	
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	



First Floor
Approx 38 sq m / 410 sq ft

Ground Floor
Approx 69 sq m / 742 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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