



36 Queens Road | Wollaston | NN29 7SA



Matthew
Nicholas



Offers In The Region Of £210,000

A well-presented and authentic period bay fronted terraced house situated close to the centre of the village with south facing garden. The property offers gas radiator heating, majority PVCu double glazed sash style windows, through sitting room/dining room with feature period slate and cast iron fireplace, fitted kitchen with integrated cooking appliances and a further office/snug to the ground floor. To the first floor are two double bedrooms and a period style white bathroom. A courtyard exists to the front, and to the rear a lawned south facing garden and brick patio area. No chain.

- Mature bay fronted terraced house
- No onward chain
- Neutral decoration
- South facing garden
- Gas fired radiator heating system
- Additional ground floor room

PVCu entrance door leading from the front into the

Entrance Hall

Radiator, staircase to the first floor, door to the Dining Room.

Sitting Room

11'2" x 10'8" (3.42 x 3.26)

Bay window to the front, radiator, superb period fireplace with marble surround and cast iron inset. Opens through to the

Dining Room

11'5" x 11'1" (3.50 x 3.40)

Window to rear, radiator, crockery storage cupboards. Doors to the understairs store and

Kitchen

8'6" x 10'9" (2.61 x 3.30)

Fitted with a range of base and eye-level units with work surfaces above, inset sink with mixer tap, gas hob, gas double eye-level oven, space and plumbing for dishwasher and washing machine, tiled splash areas, radiator, quarry tiled floor, window and door to the rear garden, further door to the office/snug

Office/Snug

8'2" x 10'7" (2.49 x 3.25)

Window to side.

First Floor Landing

Loft access, overstairs cupboard, doors to both bedrooms and bathroom.

Bedroom One

14'5" x 10'10" (4.40 x 3.31)

Two windows to front, radiator, coving.

Bedroom Two

9'4" x 10'11" (2.85 x 3.34)

Window to rear, radiator, coving.

Bathroom

8'8" x 11'2" (2.66 x 3.41)

Fitted with a four piece suite including a low level WC, wash hand basin, bath and shower cubicle with glazed door and screen, towel warmer, tiled walls, downlights, window to rear.

Outside

Courtyard style garden laid to slate chippings, retained by low walling, path to main door.

Rear Garden

Immediately to the rear of the house is a brick hardstanding. the remainder of the garden is paid to lawn with further paved patio area, timber shed, additional brock built shed to rear of house. Enclosed by fencing with a southerly aspect. Shared pedestrian access for neighbouring properties back to Queens Rd.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

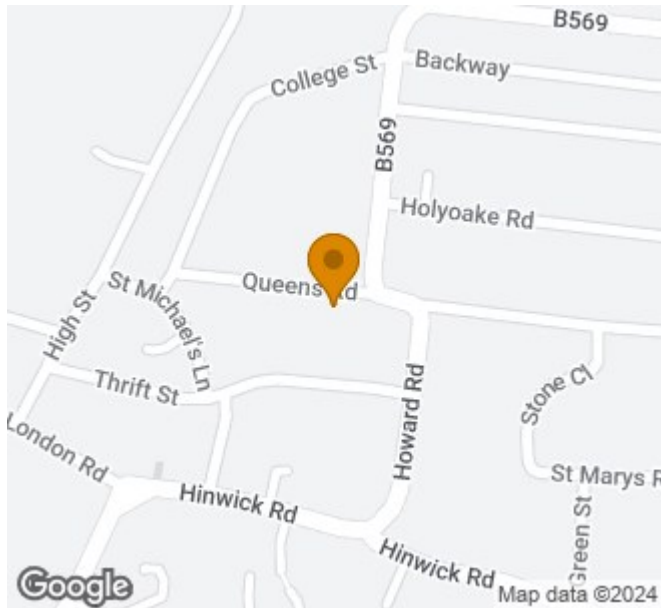
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



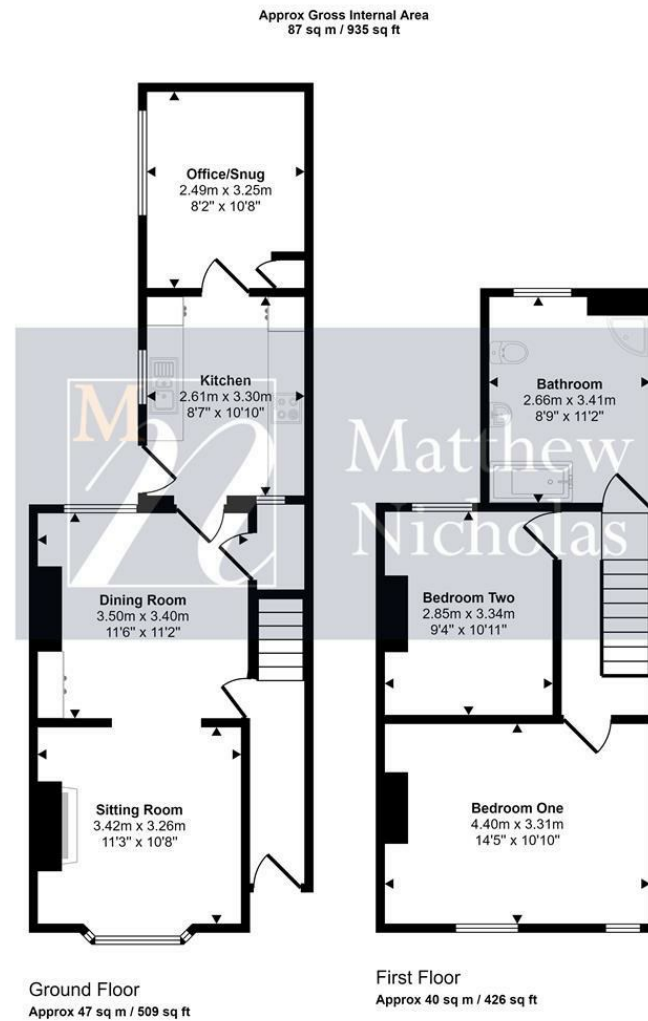
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 935.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	
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	



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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

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



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Nicholas