



2 Camden Square | Bozeat | NN29 7JH



Matthew
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Offers In The Region Of £125,000

An immaculately presented one bedroom terraced cottage enjoying a central position in the village. An ideal investment or first purchase, the cottage offers a sitting room with open fireplace, fitted galley style kitchen/breakfast room and a landing allowing access to a double bedroom and white fitted bathroom. Décor is neutral and the property boasts a combination of laminate wood, carpet and tiled floor coverings. Purchasers should note that there is no garden or outside space to the cottage.

- Unusual entry level cottage
- Electric heating
- Neutral décor and flooring
- Ideal rental or first purchase
- PVCu double glazing
- Replacement roof

PVCu part glazed entrance door leading from the front into the

Sitting Room

10'6" x 10'5" (3.22 x 3.18)

Window to front, storage heater, additional slimline panel heaters, feature cast iron fireplace with hearth and feature painted brick chimney breast, tongue and groove panelling to dado height. Step and doorway to the

Kitchen

8'5" x 10'0" (2.57 x 3.05)

Fitted with a range of base and eye level units with worksurfaces above. Inset stainless steel sink, space for under counter fridge, plumbing and space for washing machine, tiled splash areas, tiled floor. Window to side and staircase to the first floor.

First Floor Landing

Doors to both rooms.

Bedroom

11'1" x 10'10" (3.40 x 3.32)

Window to front, storage heater.

Bathroom

5'7" x 10'2" (1.71 x 3.10)

Fitted with a white suite including a low level WC, wash hand basin and bath with panel to side and shower above. Tiled splash areas, electric convector heater, window to side.

Material Information

Electricity Supply: Mains

Gas Supply: Not connected

Water Supply: Mains (Metered or Rateable)

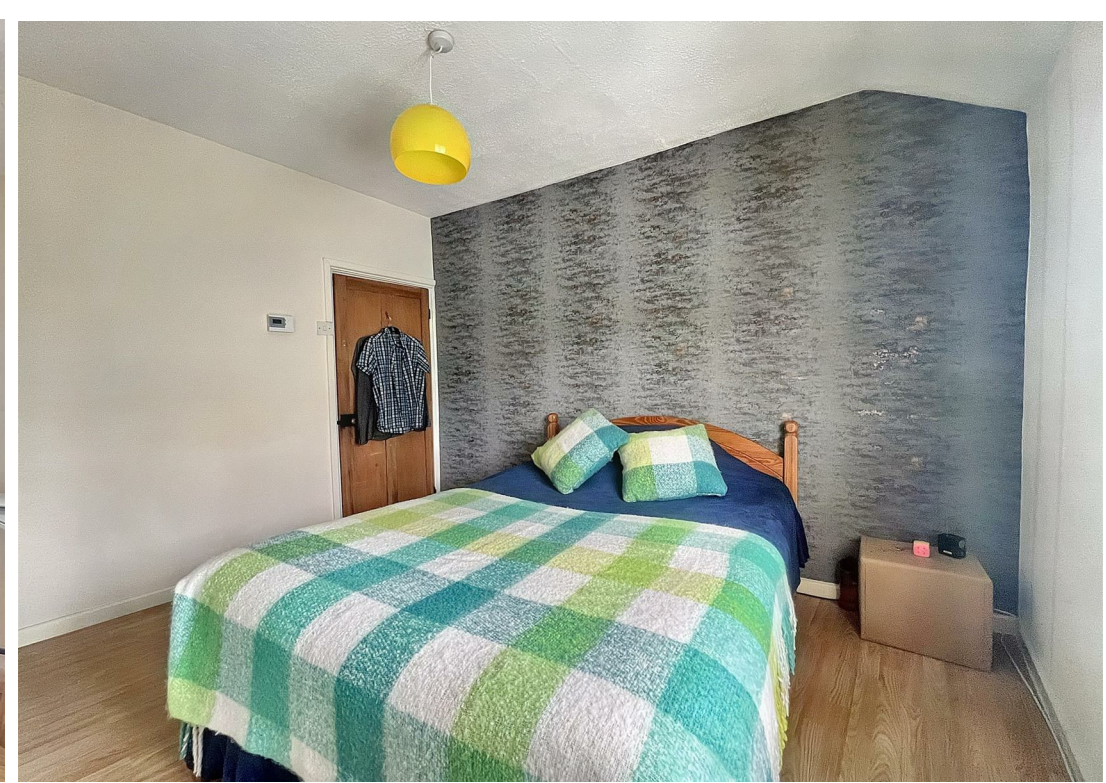
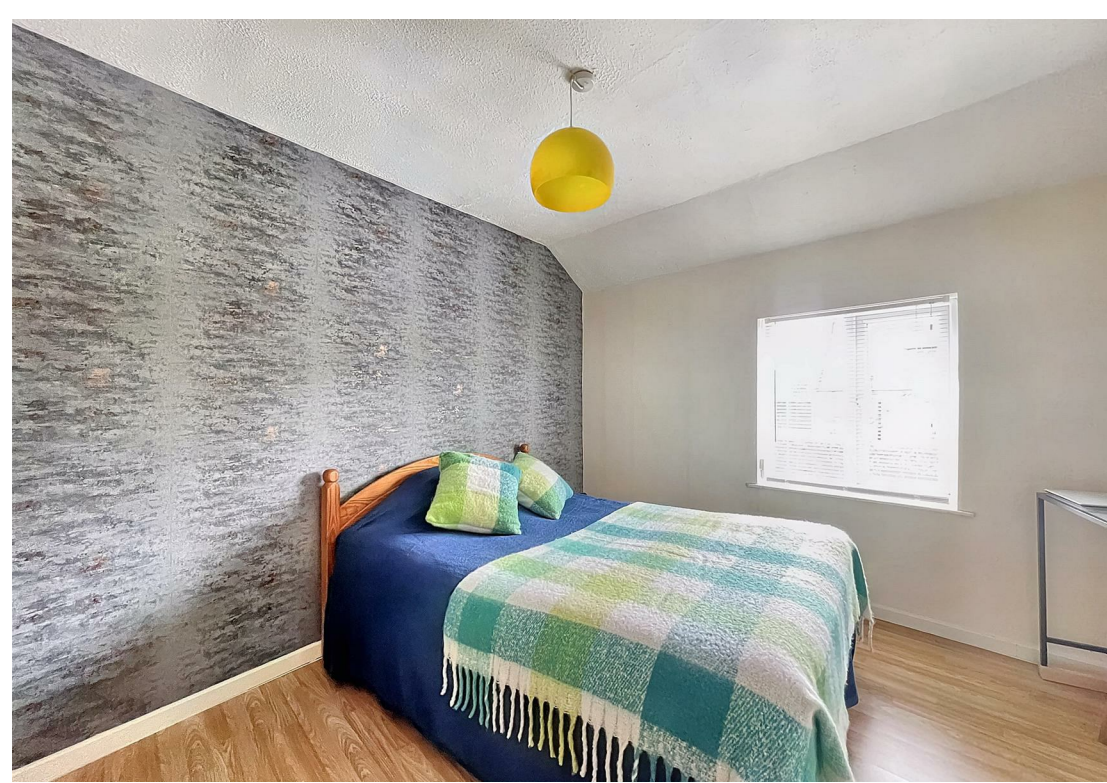
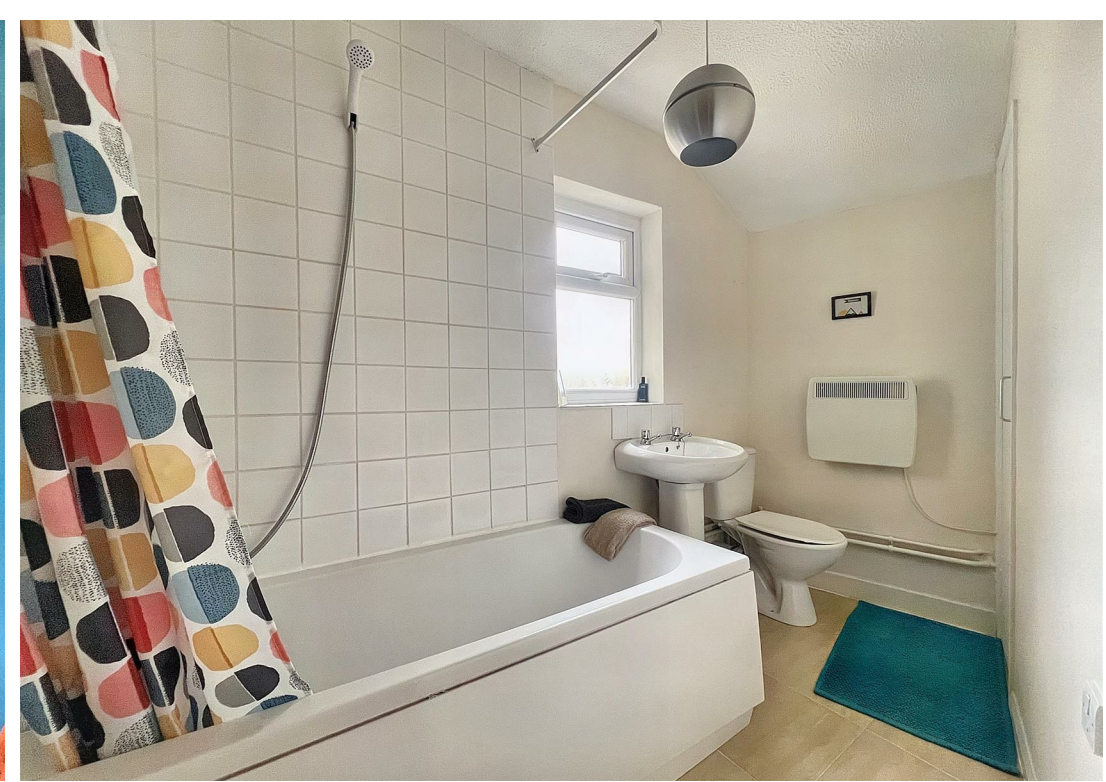
Sewerage: Mains

Heating: Electric storage and panel heaters

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.

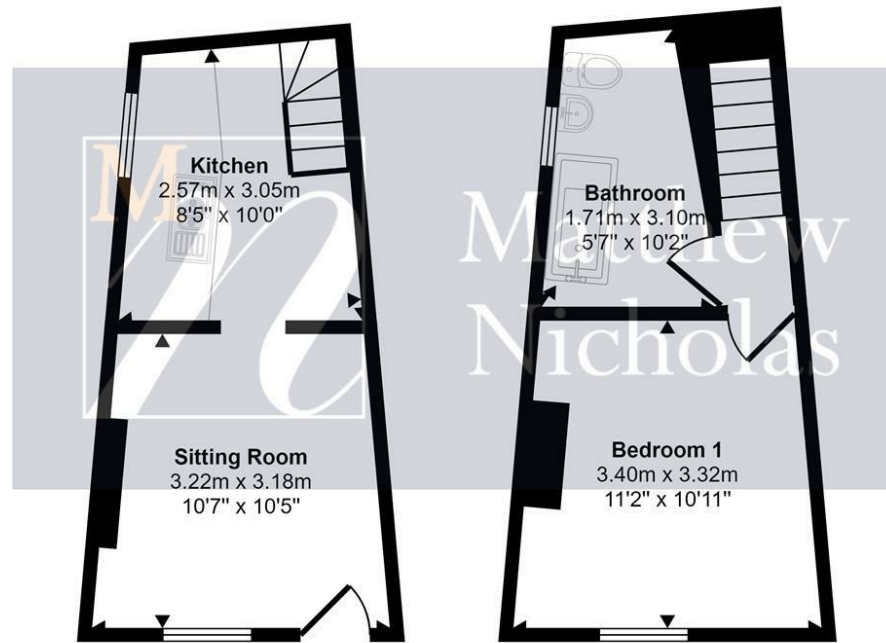




Further Information



Approx Gross Internal Area
34 sq m / 366 sq ft



Ground Floor
Approx 17 sq m / 178 sq ft

First Floor
Approx 18 sq m / 189 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: A

Floor Area: 366.00 sq ft

Energy Efficiency Rating	
Current	Potential
	95
64	

Environmental Impact (CO ₂) Rating	
Current	Potential

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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