



21 Monks Road | Wollaston | NN29 7PP



Matthew
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Offers In The Region Of £260,000

A versatile two/three bedroom semi-detached family home with a west-facing garden situated in a cul de sac on the edge of the village. Although in need of some improvement, the property offers a gas fired radiator heating system, PVCu double glazing, a refitted kitchen and separate garage. The property offers a large entrance hall with galleried landing and semi-vaulted ceiling, bathroom, bedroom three/reception room, sitting room, dining room and kitchen on the ground floor. To the first floor are two bedrooms. A driveway, gardens to front and rear and a garage are also provided. Viewing is highly recommended.

- Three bedroom semi detached house
- Driveway and garage
- West facing garden
- Cul de sac location
- Potential for improvement
- No onward chain

PVCu door with twin side lights leading into

Entrance Hall

Radiators, dog leg staircase to first floor, under stairs storage cupboard, doors to bathroom, bedroom three and

Sitting Room

10'7" x 16'11" (3.25 x 5.17)

Gas fire on tiled hearth with wooden surround and mantle, TV point, coving, door into kitchen and opening into

Dining Room

12'9" x 8'3" (3.89 x 2.54)

Radiator, window to side, patio doors to rear garden.

Kitchen

7'1" x 11'1" (2.16 x 3.38)

Fitted with a range of base and eye level units with rolled edge work surfaces above, inset single bowl stainless steel sink and drainer with matching mixer tap above, integrated oven, gas hob with extractor above, space for under counter fridge, space and plumbing for washing machine, tiling to all splash areas, wall mounted gas boiler, window to rear, PVCu door to driveway.

Bedroom Three

7'4" x 9'7" (2.26 x 2.93)

Window to front, radiator.

Bathroom

7'4" x 5'4" (2.26 x 1.65)

Three piece suite comprising of a low level WC, hand wash basin within vanity unit, shower cubicle with electric shower, tiling to all splash areas, towel warming radiator, obscured window to side.

First Floor Landing

Doors to all principal rooms.

Bedroom One

10'8" x 14'6" (3.27 x 4.43)

Window to front, radiator, eaves storage.

Bedroom Two

7'2" x 9'8" (2.20 x 2.95)

Window to rear, radiator, loft access hatch, eaves storage.

Rear Garden

Immediately abutting the rear of the property is a slabbed area which extends and provides a pathway to the pedestrian garage door and remainder of garden. The remainder of garden is laid predominantly to lawn with a fish pond and planted borders. The whole is enclosed with a combination of fencing and walling.

Outside

The house sits behind a planted rockery and driveway which extends down the side of the house and gives access to the side door to the kitchen and up and over door of the garage. The rear garden can also be accessed from the extended driveway. Outside tap.

Garage

8'3" x 14'7" (2.53 x 4.47)

Of concrete sectional construction, power and light connected, up and over door, pedestrian door to garden.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

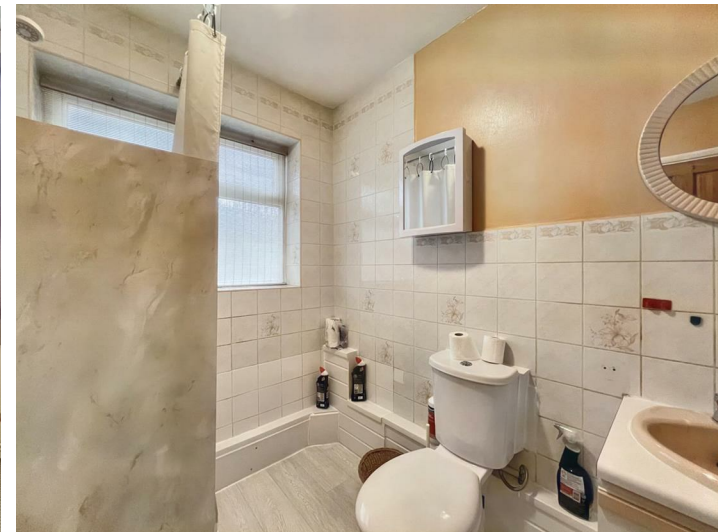
Water Supply: Mains (Metered or Rateable)

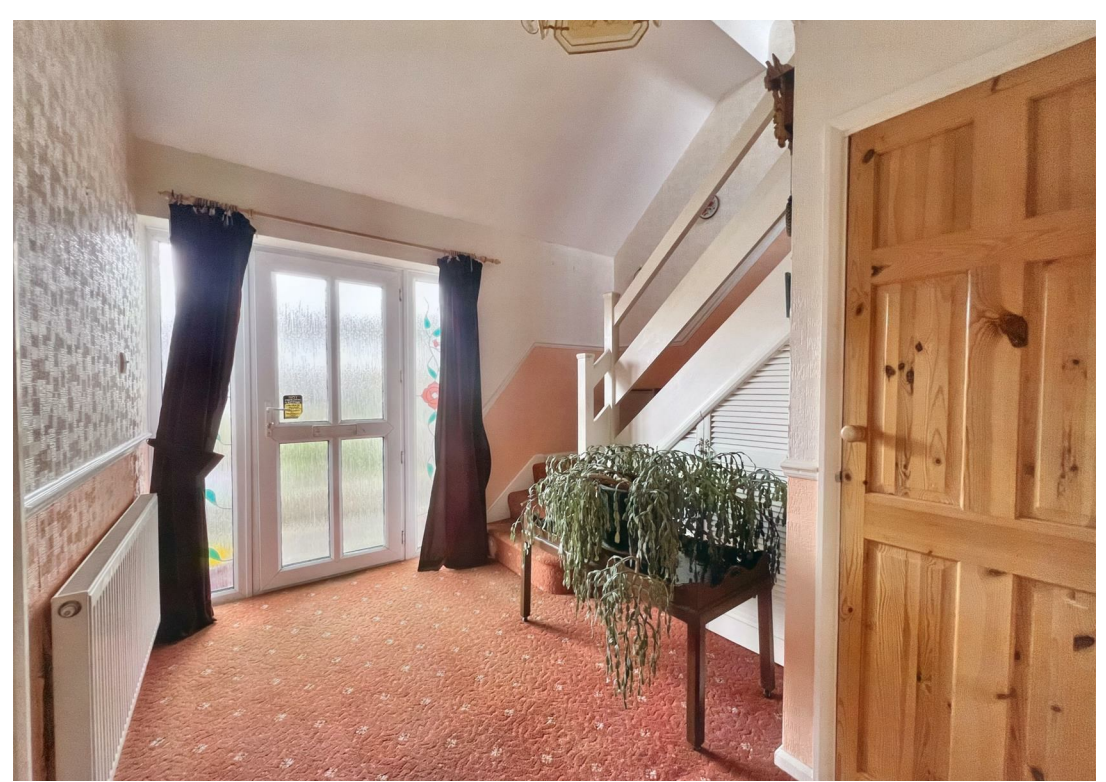
Sewerage: Mains

Heating: Gas radiators

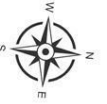
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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

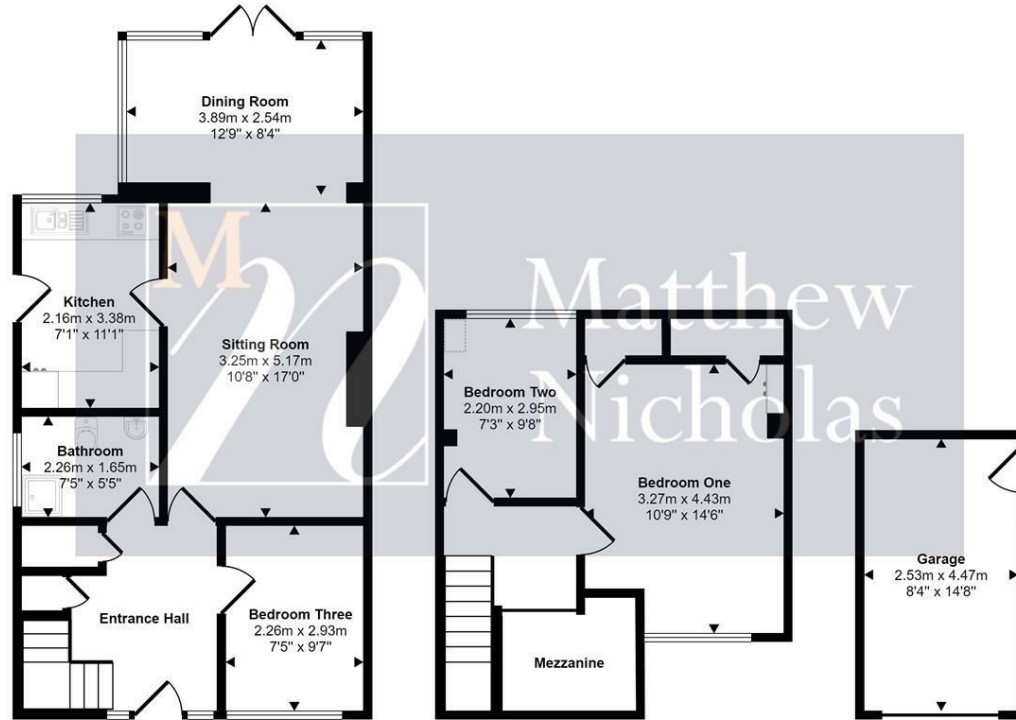




Further Information



Approx Gross Internal Area
97 sq m / 1044 sq ft



Ground Floor
Approx 57 sq m / 614 sq ft

Denotes head height below 1.5m

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: 1044.00 sq ft

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 86 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 68 | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 86 |
| (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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