# 148 London Road | Bozeat | NN29 7JR

Matthew Nicholas

# Offers In The Region Of £266,000

A superbly maintained and attractively presented three bedroom period mid terraced house with well-tended west facing garden and enjoying a high standard of refitted kitchen and bathroom. The property would make an ideal first time purchase or investment and viewing is recommended. The property boasts a gas fired radiator heating system, PVCu double glazing, neutral decoration throughout and briefly comprises of an entrance hall, dining room, sitting room, kitchen/breakfast room, bathroom, first floor landing, three bedrooms, first floor WC, gardens, summer house/workshop.

- Beautifully presented throughout
- Refitted kitchen and bathroom
- Neutral decoration and flooring
- Highly accessible to Milton Keynes/M1
- Summer house/workshop
- No onward chain

Part-glazed entrance door leading from the front into the entrance hall.

**Entrance Hall**
Radiator, staircase rising to the first floor, part-panelled, part-glazed door leading through to the

**Dining Room**
11'4" x 9'8" (3.47 x 2.96)
Window to the front, radiator, telephone point, laminate wood flooring, coving, door to under-stairs store and square opening leading through to the sitting room.

**Sitting Room**
14'7" x 11'8" (4.47 x 3.56)
Recently installed feature wood burner with slate hearth and cast iron surround, built-in low-level storage cupboard and display shelving to either chimney breast recess, radiator, TV point, laminate flooring, coving, part-glazed, part-panelled double doors leading through to the kitchen/breakfast room.

**Kitchen/Breakfast Room**
13'10" x 10'11" (4.24m x 3.35m)
Refitted with a range of grey 'Shaker' style base and eye-level units with wood effect rolled edge work surfaces above. Inset one and a half bowl stainless steel sink with mixer tap, space for slide-in electric cooker (available by negotiation), space and plumbing for dishwasher and washing machine, tiled splash areas, wine rack, tiled floor, breakfast bar, wall-light points, down-lighters, Velux style skylights to ceiling, French style doors leading out to the garden and further panelled door leading through to the bathroom.

**Bathroom**
7'11" x 9'6" (2.43 x 2.91)
Re-fitted with a three-piece contemporary style suite including low-level WC, pedestal wash hand basin, mixer tap, and 'P' shaped bath with mixer tap and additional rain bars and handheld thermostatically controlled shower above, glazed screen to the side two, two towel warmers, tiled splash areas, airing cupboard housing a wall mounted gas-fired central heating boiler, down-lighters, expelair, obscured window to the rear.

**First Floor Landing**
Access to roof space, panelled doors allowing access to all bedrooms and the first floor WC.

**Bedroom One**
11'5" x 9'5" (3.48 x 2.89)
Window to the front, radiator, further panelled door to the over-stairs store/wardrobe.

**Bedroom Two**
7'8" x 8'9" (2.35 x 2.69)
Window to the rear, radiator.

**Bedroom Three**
6'8" x 9'3" (2.05 x 2.82)
Window to the rear, radiator.

**First Floor WC**
Fitted with a two piece suite including low-level WC and wall mounted wash hand basin tiled splash areas expelair

**Outside**
The property stands behind a wall-retained front garden, laid to gravel with pathway to the main entrance door and planted beds.

**Rear Garden**
Immediately abutting the rear of the property is a large paved patio area, the remainder of the garden being laid to a combination of lawn and planted beds with a timber summerhouse/workshop with power and light connected to the far end of the garden, enclosed by fencing, shared pedestrian access, west facing in aspect.

**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.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

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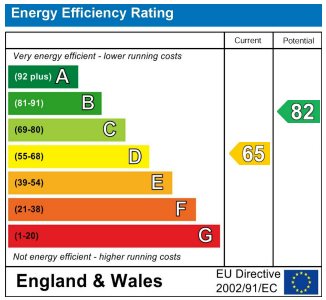
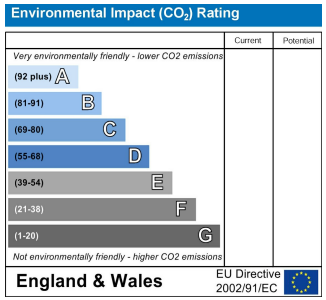
# Further Information

Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 906.00 sq ft



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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