

9 Mile Street | Bozeat | NN29 7NB

Matthew Nicholas







Offers In The Region Of £249,995

A characterful three bedroom mature end of terrace house with delightful west facing courtyard garden set in the older part of the village. Having been subject to refurbishment by the current owner, the property boasts a gas fired radiator heating system, PVCu double glazing, a refitted kitchen/breakfast room with integrated cooking appliances and a white bathroom. The property comprises of an entrance hall, sitting room with open fireplace and casement style door to the garden, refitted kitchen/breakfast room, lobby/utility and a ground floor bathroom. The first floor landing leads to three bedrooms. Offered with no onward chain.

- Unusual semi-detached period cottage
- Recently refitted kitchen
- Delightful cottage style garden
- Three well proportioned bedrooms
- Recent neutral decor and flooring
- No chain

PVCu part glazed door leading from the front into the

Hallway
Radiator, doors leading to the sitting room and kitchen/dining room.

Sitting Room
10'7" x 16'9" (3.24 x 5.12)
Window to the front and casement style glazed door to the garden, feature stone fireplace with facility for open fire, radiator, laminate flooring.

Kitchen/Dining Room
9'11" x 17'11" (3.04 x 5.48)
Refitted with a range of contemporary units with worksurfaces above. inset stainless steel sink with mixer tap, electric hob with corresponding single oven beneath and extractor above, space for slimline dishwasher, tiled splash areas, radiator, window to the front. Staircase the the first floor and door to the rear lobby/utility.

Lobby/Utility
8'8" x 4'7" (2.66 x 1.42)
Part glazed door to the rear, radiator, wall mounted heating boiler, worksurface with space beneath for laundry appliances. Door to the

Bathroom
5'8" x 7'3" (1.74 x 2.21)
Fitted with a three piece suite including a low level WC, wash hand basin and bath with shower above and handheld attachment, tiled splash areas, radiator,/towel warmer, window to the rear.

First Floor Landing
Doors to all bedrooms.

Bedroom One
10'4" x 16'9" (3.15 x 5.11)
Window to the front, radiator.

Bedroom Two
12'4" x 8'8" (3.77 x 2.65)
Window to the front, radiator, wardrobe area.

Bedroom Three
12'4" x 7'5" (3.78 x 2.28)
Window to the side, radiator

Outside
The cottage enjoys a delightful cottage style courtyard garden that is west facing in aspect, laid predominantly to gravel but with established flower/shrub borders. Not considered directly overlooked.

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.



















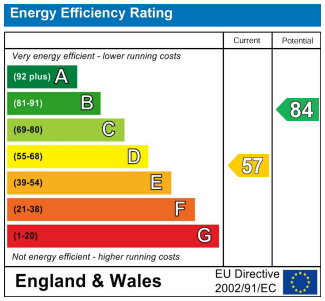
Further Information

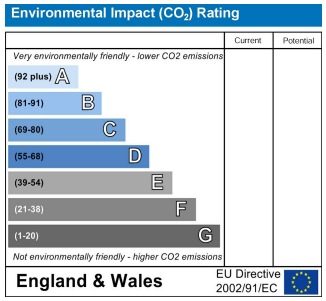


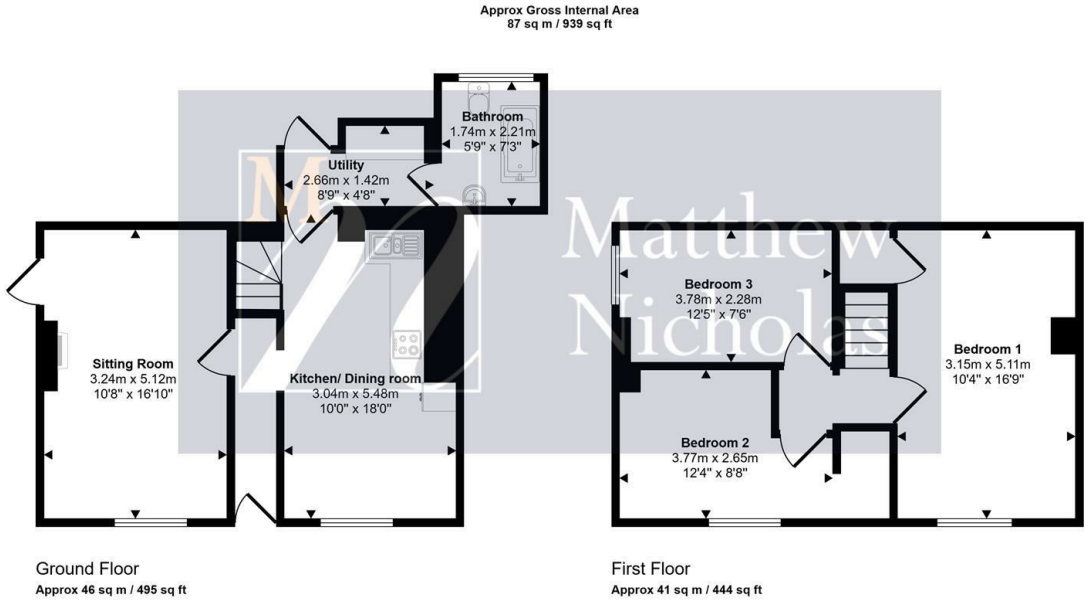
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 939.00 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.

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