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**53 High Street, Bozeat
Northamptonshire NN29 7NF**



£149,950 Freehold

A delightful two bedroom end of terrace STONE COTTAGE, in a terrific village location, with easy access to Olney and Milton Keynes. An ideal first time purchase or buy to let investment. Offered for sale with no upward chain, an early viewing is advised.

- Two bedrooms
- Lounge
- Electric heating
- Gardens
- Bathroom/w.c
- Kitchen/dining room
- PVC double glazing
- Impressive Brick Built Storage Barn/Workshop
- No upward chain

Location

Bozeat is approximately 5 miles north of Olney and is situated just off the A509. Milton Keynes is approximately 10 miles further along from Olney, along the A509, joining the M1 motorway. Within the village you will find some good local amenities including village pub, parish church, doctors surgery, primary school, etc. Secondary schooling facilities can be found within Wollaston and Wellingborough, nearby. Wellingborough is approximately 6 miles from Bozeat, with Wollaston some 3 miles, approx. The property can be found as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316. If unfamiliar with this area we recommend using satellite navigation.

Council Tax Band

B

Energy Rating

E

Accommodation

TWO BEDROOM END OF TERRACE STONE COTTAGE SITUATED CLOSE TO THE HEART OF BOZEAT.

• THE ACCOMMODATION BRIEFLY COMPRISES; LOUNGE, KITCHEN/DINING ROOM, TWO BEDROOMS, BATHROOM/W.C AND LANDING.

• THE PROPERTY ALSO BENEFITS FROM ELECTRIC HEATING (WHERE SPECIFIED), PVC DOUBLE GLAZING, VERY IMPRESSIVE BRICK BUILT STORAGE BARN/WORKSHOP, FRONT GARDEN, GOOD SIZE REAR GARDEN AND NO UPWARD CHAIN.

Entrance

Via PVC double glazed door to..

Lounge 12'0" x 11'5" (3.67m x 3.50m)

PVC double glazed window to front aspect, wood effect planking to floor, coving to ceiling, wall mounted night storage heater, cast iron feature fireplace, wooden door to.



Kitchen/Dining Room 12'0" x 11'6" (3.68m x 3.53m)

Two PVC double glazed windows to rear aspect, range of base and eye level units, built in electric oven and four point hob with extractor over, single stainless steel sink drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, coving to ceiling, PVC double glazed door to rear garden, stairs rising to first floor landing, wall mounted night storage heater, wood effect planking to floor.



First Floor

Landing

Access to loft space, wooden doors to:

Bedroom One 12'0" x 11'6" (3.68m x 3.53m)

PVC double glazed window to front aspect, coving to ceiling, electric heater.



Bedroom Two 12'0" x 6'7" maximum narrowing to 4'4" (3.67m x 2.02m maximum narrowing to 1.33m)

PVC double glazed window to rear aspect, electric heater.

Bathroom/w.c

PVC double glazed window to rear aspect, wood effect floor planking. Three piece white suite comprising W.C., wall mounted basin and bath with shower attachment over. Airing cupboard housing hot water cylinder. Extractor fan. Electric wall heater.

Outside

Front

Good size area of front garden, with communal pathway leading to all properties in the row. To the right-hand side of the property the pathway continues with wheelie bin storage area and gated access to the adjoining property, for use by the adjoining property, if so required.

Rear

Raised patio area, leading onto large lawned rear garden, being fully enclosed.

Brick Built Storage Barn/Workshop 24'5" x 7'8" (7.46m x 2.34m)

A marvellous workshop with power and light connected, with three side doors and two side windows. Situated to the right-hand side of the property, if looking at from the front, to the left-hand side of the property if looking at from the rear.

Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property.



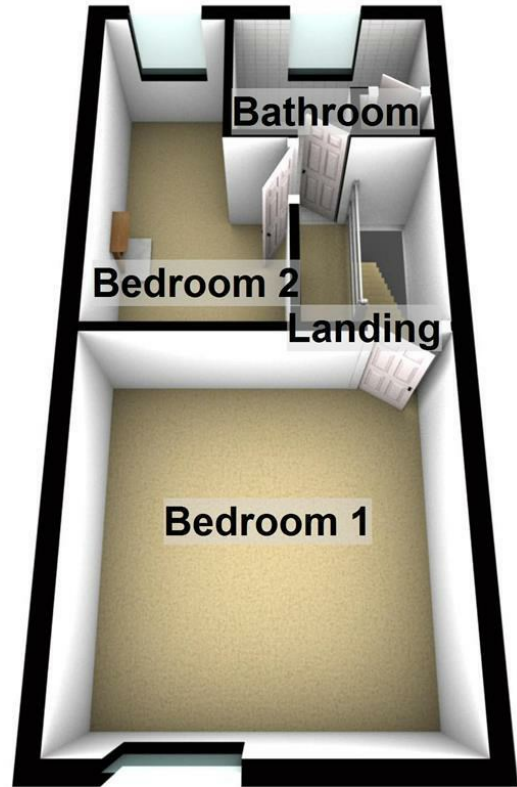
Ground Floor

Approx. 26.3 sq. metres (283.0 sq. feet)



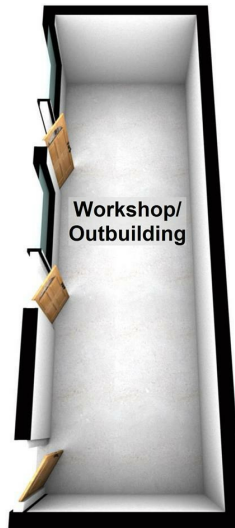
First Floor

Approx. 26.4 sq. metres (284.2 sq. feet)



Ground Floor

Approx. 17.4 sq. metres (187.6 sq. feet)



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