



84 London Road Wollaston NN29 7QS
Freehold Price £625,000

Located in the heart of Wollaston and situated within walking distance to Wollaston School and other amenities is this exclusive development of four detached properties which benefit from four double bedrooms all with ensuites, underfloor heating, air source heat pump, 3.24kw Solar photovoltaic panels, luxury fitted kitchens with a range of AEG built in appliances with quartz worksurfaces, bi-folding doors to the rear garden which will be paved and lawned, security alarm system, electric garage door, electric charge point and a 10 year structural warranty. The accommodation briefly comprises entrance hall, living room, dining room, kitchen, utility room, cloakroom, four bedrooms with ensuites, gardens to front and rear and garage.



Entrance Hall

Lounge/Dining/Kitchen Area

Lounge Area

16' 5" x 11' 0" (5.01m x 3.37m)

Dining Area

16' 5" x 13' 2" (5.01m x 4.03m)

Kitchen Area

13' 2" x 12' 2" (4.03m x 3.71m) (This measurement includes area occupied by the kitchen units)

Utility Room

Cloakroom

Bedroom Four

13' 7" x 9' 6" (4.16m x 2.91m)

Ensuite Shower Room

First Floor Landing

Bedroom One

15' 10" x 11' 10" (4.83m x 3.61m)

Dressing Room

11' 2" x 6' 11" (3.41m x 2.11m)

Ensuite Shower Room

Bedroom Two

14' 10" x 12' 10" (4.54m x 3.92m)

Ensuite Bathroom

Bedroom Three

11' 10" x 10' 10" (3.61m x 3.32m)

Ensuite Shower Room

Outside

Front - Electric charging point, Off road parking leading to.

Garage - Electric roller door, power and light connected.

Rear - Paved patio, laid to lawn, lights, water tap, rainwater harvesting tank.



Energy Performance Rating

We await the results of the EPC.

Council Tax

We await confirmation of the council tax band.

Agents Note

Please be aware that the photographs illustrated are computer generated visuals.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify client's identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client. The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Low Carbon Homes Featuring

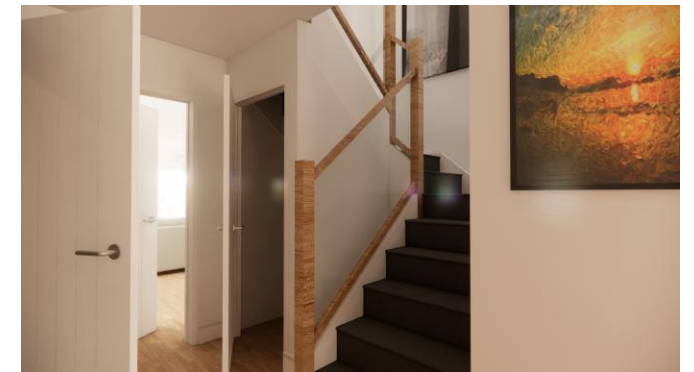
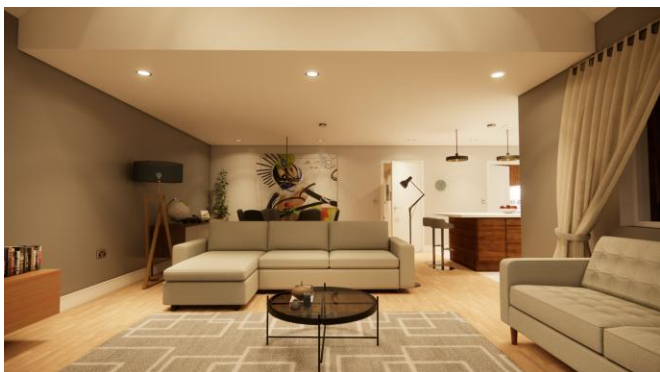
- Underfloor heating to ground floor/Air source Heat Pump/Photo Voltaic Panels/Radiators to first floor
- Luxury Designer Kitchen with intergrated appliances including high level oven and microwave, electric hob and extractor by AEG. Fridge Freezer and Dishwasher. Quartz worktops & LED lighting under wall units
- Utility room with fitted units with provision for free standing washing machine and tumble dryer
- Brushed Steel Switch Plates and Sockets to Kitchen, Dining Room and Lounge
- USB charging point to Kitchen area
- LED downlighters in Kitchen area, Dining room, Bathrooms and En-Suites
- Contemporary Internal Doors and Ironmongery
- All Ensuite Bathrooms with Shower Unit/Basin and Toilet. Sanitaryware By Roca and Mira Showers, One Ensuite includes a Bath
- Panoramic Aluminium Framed BI-Folding doors opening onto paved patio and lawned area of rear garden
- Outside lighting, Electrical Power Point and Water Tap
- Security Alarm System
- Electric Roller Garage Door
- 10 Year Structural Warranty
- Electric Car Charging Point
- Ultrafast Full Fibre Broadband/Telecom
- Rainwater harvesting tank

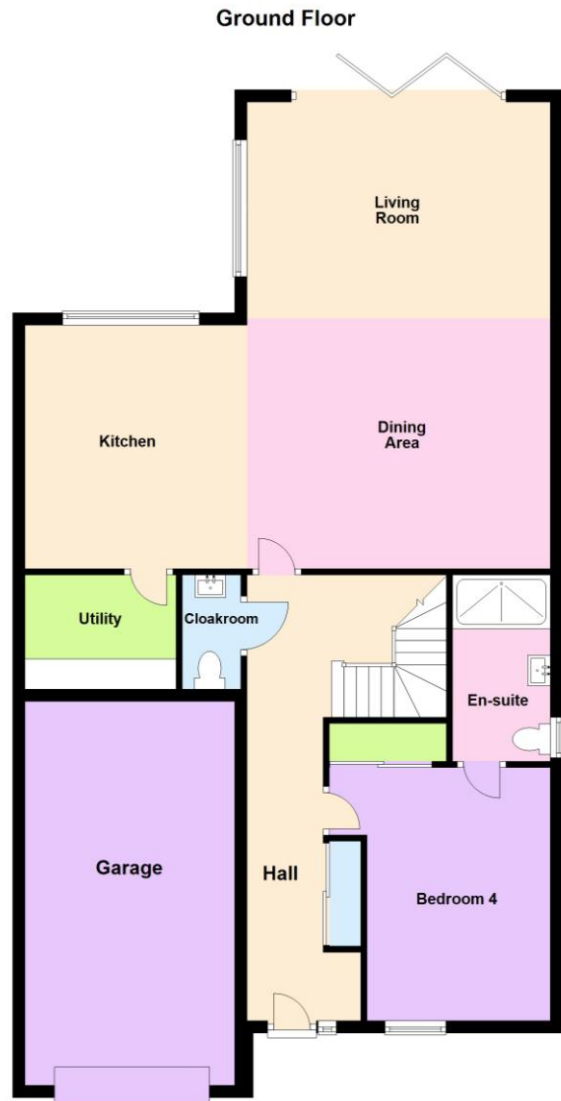


Personalisation Features

- A generous allowance for floor coverings of the purchaser's choice – Carpets and LVT
- Tiling to ground floor optional extra
- Choice of Kitchen and Utility cabinet colours
- Option to upgrade or amend integrated appliances
- There will be a management company formed to which every owner will be a shareholder with the responsibility of maintaining the common usage areas







This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.