



East Street, Market Harborough, LE16 9AE

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GRANGER & CO

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Property Description

A bay fronted mid terraced property located within walking distance of the town centre. Market Harborough has an excellent range of local shops and supermarkets, bars, restaurants, a theatre and leisure centre. The town is well catered with local schools for all ages. For the commuter, there are mainline rail services to London St Pancras in about an hour, with links to the Eurostar service, and the nearby motorways include the M1 accessible at Junction 20, with the A14 lying to the south.

The property is approached via a double glazed entrance door that leads through into a living room with a bay window to the front elevation, there is a feature open fireplace with decorative tile and raised hearth and a laminate floor.

The dining room is located to the rear and has a fireplace with a raised hearth and space for an electric fire, stairs lead up to the first floor:

The kitchen is fitted with a range of base and wall units with an integrated electric oven and a four ring gas hob, space for washing machine, and a tiled floor., steps lead down to the rear lobby with a door to the garden and a connecting door leads into the bathroom.

The bathroom is fitted with a bath with shower over, close coupled w/c, wash hand basin and a window to the rear.

To the first floor a central landing gives access to two doubles and a single bedroom which houses the A rated boiler (under warranty), both bedroom 1 and 2 have ornate cast iron fireplace surrounds.

Outside, to the front a hand gate accesses a small fore garden and to the side there is a shared walkway that gives access to the rear garden that is low maintenance being gravelled and fenced.

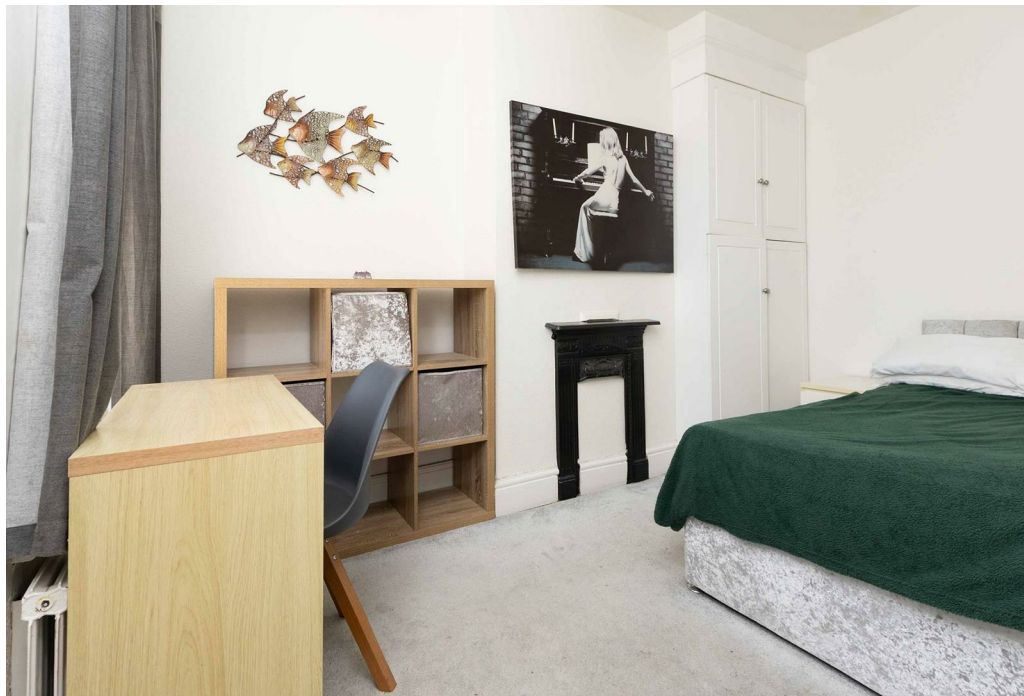




Key Features

- Three Bedroom Mid terraced Property
- Ideal First Time Buy/Investment Property
- Walking Distance of The Town Centre
- Two Reception Rooms
- Kitchen, Lobby, Ground Floor Bathroom
- Two Double Bedrooms And A Single
- Low Maintenance Rear Garden
- No Upward Chain

**Offers Around
£250,000**



Approximate Gross Internal Area
76.4 sq. m. (823 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - E

Tenure - Freehold

Council Tax Band - A

Local Authority
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Market Harborough (Sales) office
on 01858 431315

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