



Connells

Woodbreach Drive
Market Harborough

Woodbreach Drive Market Harborough LE16 7XG

for sale shared ownership
£130,000



Property Description

This three bedroom mid-terrace property is offered to the market on a 50% SHARED OWNERSHIP basis. This family home has accommodation that is set over two floors and in addition benefits from two allocated parking spaces and a private rear garden. Situated just a short walk from Market Harborough town centre and railway station along with local amenities and schooling. This home is well placed for families and commuters alike.

To apply for a Shared Ownership home, you'll need to meet the following criteria:

Age requirement: Applicants must be 18 years or older.

First time buyer or non-homeowner: You cannot own another home. Shared Ownership purchasers are often first time buyers but if you do already own another property (either in the UK or abroad), you must be in the process of selling it.

Income threshold: Your annual household income must not exceed £80,000.

Inability to purchase outright: You must not currently be able to afford to buy a home suitable for your housing needs on the open market.

Financial standing: You must be able to demonstrate that you have a good credit history, including no bad debts or county court judgements (CCJ) and can afford the regular payments and costs involved

Entrance Hall

A covered storm porch gives access to the front door where you then arrive in the entrance hall. The entrance hall has stairs that rise to the first floor and the door giving access through to the lounge.

Lounge

14' 4" x 11' 5" (4.37m x 3.48m)

This generously size lounge benefits from a window to the front elevation and to the rear elevation of the room there is a door which gives access through to the kitchen/diner.

Kitchen/Diner

14' 8" x 12' 7" (4.47m x 3.84m)

The kitchen diner benefits from a range of base and high-level units with a complementary worktop over. Further to this, there is space for an oven, washing machine and tall fridge freezer. The kitchen diner benefits from a useful under stairs storage cupboard. To the rear elevation there is a window giving a view over the garden beyond and in addition to this a doorway giving access to the rear hallway.

Rear Hall

The rear hall has a door to the outside and a further door giving access through to the ground floor cloakroom.

Cloackroom

The ground floor WC comprises of a low-level

flush WC and pedestal wash hand basin with tiling to the splashback area.

First Floor Landing

The first floor landing at this property gives access to all first floor accommodation and in addition there is a useful storage cupboard and access to the loft via a loft hatch.

Bedroom One

13' 6" x 7' 7" (4.11m x 2.31m)

Generously size double bedroom located to the rear elevation of the property with a view over the garden beyond.

Bedroom Two

13' 7" x 8' 2" (4.14m x 2.49m)

A good sized double bedroom located to the front elevation with a view over the front.

Bedroom Three

10' 2" x 6' 10" (3.10m x 2.08m)

Single bedroom located to the front elevation and benefits from a useful fitted storage cupboard.

Family Bathroom

The family bathroom has a suite that comprises of a low-level flush WC, a pedestal wash hand basin with vanity unit under and panelled bath with mixer shower over. Within the family bathroom there is tiling to all splashback areas.

Front Garden

To the front of the property, there are two

allocated off-road parking spaces within the car parking area. From the parking area a paved pathway runs to the front door.

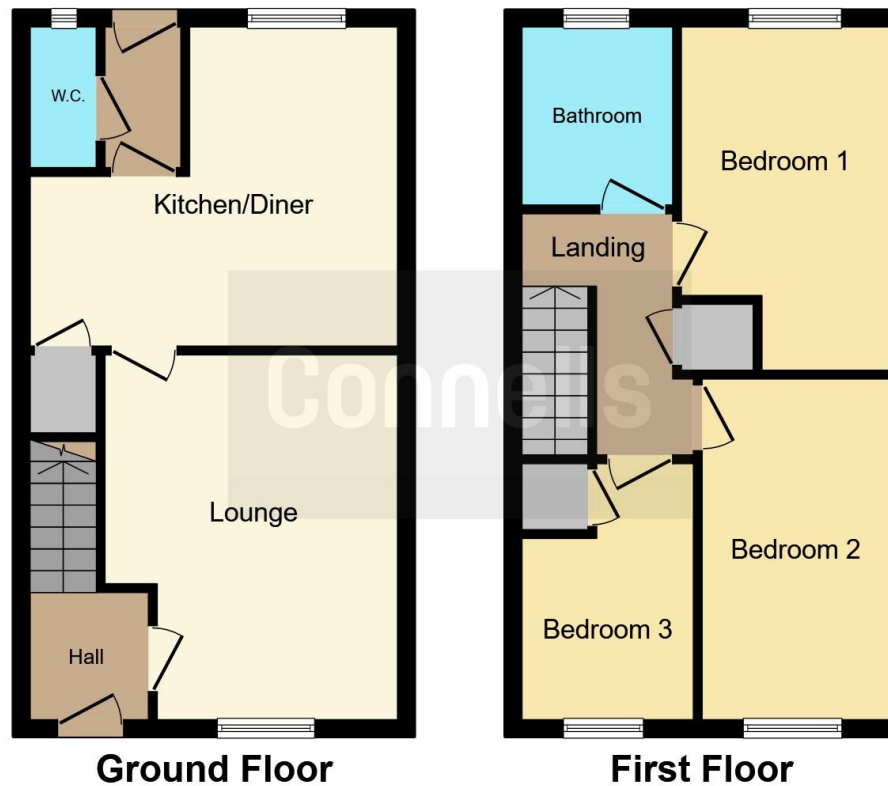
Rear Garden

To the rear of the property, there is a private and enclosed garden. To the immediate rear there is a patio which provides ample space for alfresco dining further to this the majority of the garden has been laid to lawn. There is a useful summer house/garden shed which provides ample storage. To the rear of the garden there is gated access, allowing for things such as in storage and garden machinery access should it be required.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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 MARKET HARBOROUGH LE16 7DS

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/MKH307738

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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