



Connells

Welland Avenue
Gartree Market Harborough

Welland Avenue Gartree Market Harborough LE16 7RW

for sale offers over
£200,000



Property Description

Chain free!

The accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen, rear hallway, landing, three bedrooms and bathroom. Outside: Off-road parking for one car, front garden, and delightful landscaped private garden to the rear.

Set within the popular residential area of Gartree and benefiting from a garden to both the front and rear along with off-road parking early viewing of this home is advised. Gartree is located just a short drive from Market Harborough where there are great rail and road links available.

Entrance Porch

Entrance Hall

Access via sealed unit double glazed door to the front elevation, windows to three elevation and sealed unit double glazed door to:

Cloakroom

Lounge

15' 6" x 11' 5" (4.72m x 3.48m)

Double glazed window to the front elevation, hot water radiator.

Kitchen

9' 6" x 9' 6" (2.90m x 2.90m)

Double glazed window to the rear elevation, range of base and wall mounted kitchen units, one and a half bowl stainless steel sink.

Bedroom One

9' 6" x 12' 8" (2.90m x 3.86m)

Bedroom Two

12' 9" x 11' 4" (3.89m x 3.45m)

Double glazed window to the front elevation.

Bedroom Three

10' 1" max x 7' 9" (3.07m max x 2.36m)

Double glazed window to the front elevation, telephone point and built in over stairs cupboard.

Bathroom

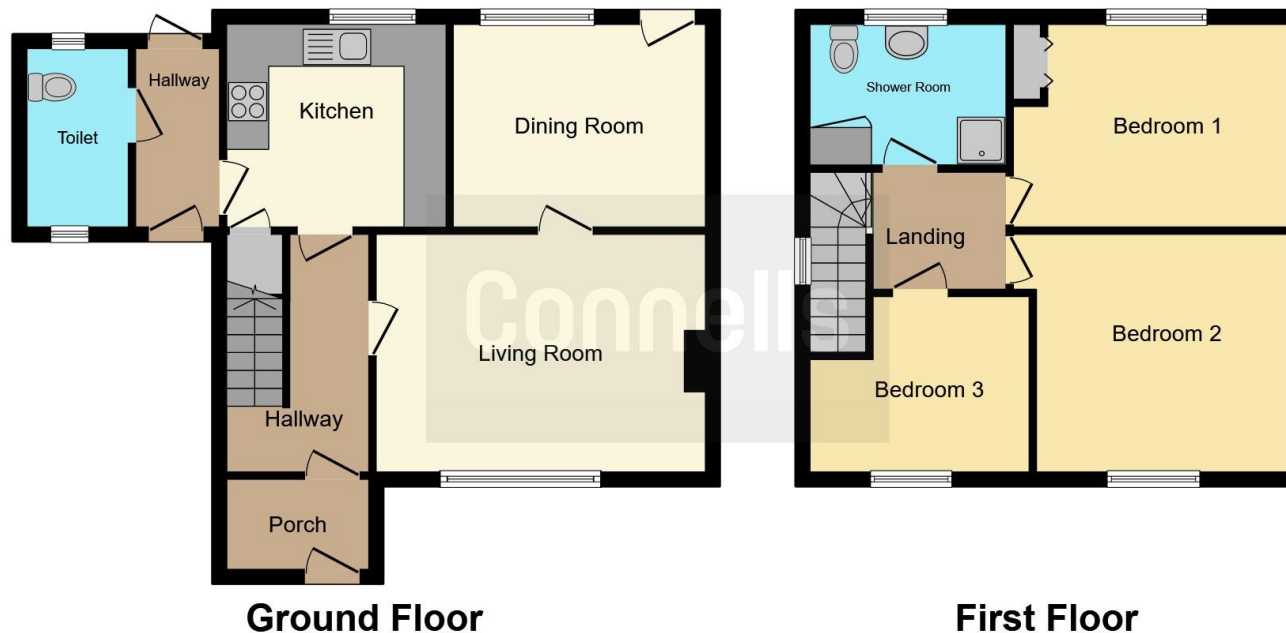
Double glazed window to the rear elevation, fitted suite comprising low level wc, pedestal wash hand basin, corner bath and separate shower.

Airing cupboard.









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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11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MKH308108



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