



JAMES
SELICKS

BATH STREET

MARKET HARBOROUGH, LEICESTERSHIRE LE16 9EJ

A fantastic opportunity to acquire a traditional Victorian three-bedroom bay fronted end of terrace, which offers scope for further extension and refurbishment (subject to planning consents) to create a wonderful first home for a first-time buyer, buy to let investor or downsizer, all within walking distance of the town centre and rail station with links to London St. Pancras.

uPVC double glazing throughout • Front and rear reception rooms • Kitchen • Ground floor wet room • Three bedrooms • Front courtyard gardens and south facing rear gardens • Ripe for renovation and extension (STPP) • Walking distance of town centre & rail station • No upward chain

Accommodation

The property is entered via an original solid wood front door with window above into the front reception room which boasts a double bay window to the front elevation and a feature fireplace. Double doors open into the rear reception room which has a window overlooking the rear elevation and south facing garden beyond. Stairs rise to the first floor and beneath is a handy understairs storage cupboard. Another period fireplace takes centre stage in the room creating a lovely focal point, and there is a cupboard housing the meters.

A door provides access into the traditional gally style kitchen. There is a range of eye and base level units and drawers with worktops over providing ample preparation space. There is a stainless-steel sink and drainer unit with cupboard beneath, a gas cooker point, plumbing and space for a washing machine and space for a fridge freezer. There is a window and door to the side elevation, and a Baxi wall mounted boiler. Beyond the kitchen is the wet room which has been refitted and provides a low flush WC, Mira electric shower, a wash hand basin, fully tiled walls and floor and a window to the rear garden.

Stairs from the rear reception room rise to the first-floor landing where there is a storage cupboard on the landing, and loft access. Bedroom one is of a generous size, boasts a period cast iron fireplace and has a window giving views of the south facing garden. Bedrooms two and three both have windows to the rear elevation.

Outside

The property sits behind a gravelled front courtyard garden enclosed by low level fencing. Gated side access provides access to the south facing rear garden which has part brick and gravelled entertaining areas.

Location

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.





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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



1, Bath Street Market Harborough, LE16 9EJ

Total Approx Gross Internal Floor Area = 84.1 sq/m – 905 sq/ft

Measurements are approximate. Not to scale. For illustrative purposes only.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** B

Listed Status: Not Listed. **Built:** 1900 (Victorian)

Conservation Area: No

Services: All mains services & gas-fired central heating

Meters: Gas & electric smart meters. Water meter

Broadband delivered to the property: FTTC

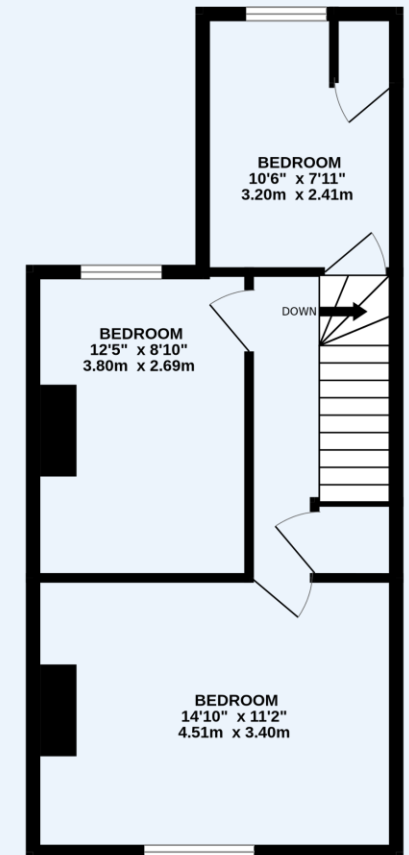
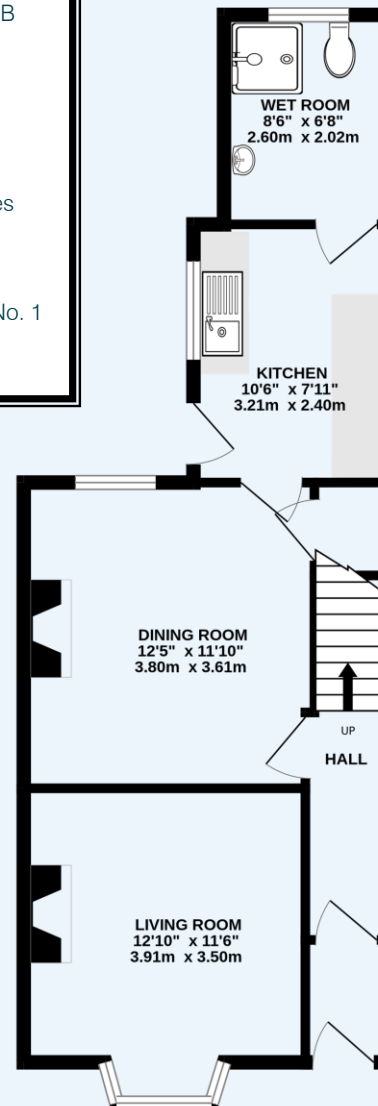
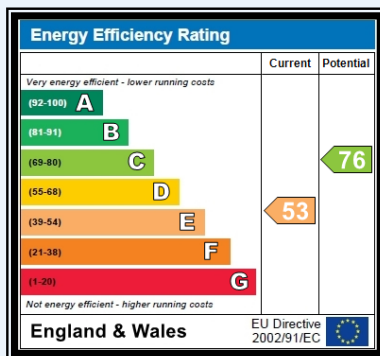
Non-standard construction: Believed to be standard

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications

Satnav Information: The postcode is LE16 9EJ, house No. 1



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