



ROGERS & CO

MORE THAN JUST ESTATE AGENTS

Victoria Avenue, Market Harborough, Leicestershire

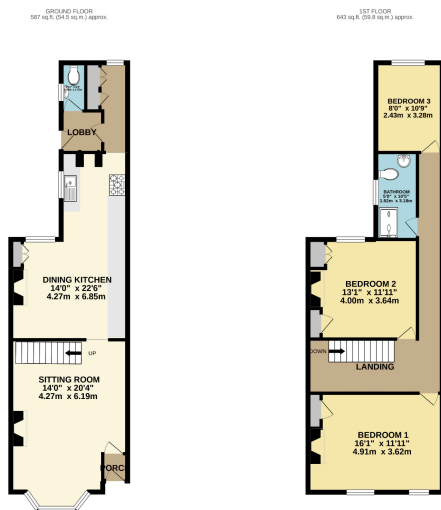
£375,000

3 1 2



- Highly desirable location
- Located a short walk from the town centre
- Light and spacious accommodation
- Traditional bay fronted mid-terraced home
- Deceptive accommodation over two floors
- Viewing absolutely essential

A beautiful three bedroom traditional style mid terraced house situated on a tree lined Avenue located within a short walk from the town centre. The property is presented to an exceptional standard and boasts an abundance of space both inside and out. This house will make the perfect home for any growing family as it is within excellent school catchments. The ground floor gives an initial glimpse of what's on offer which provides ample space for modern family living. Further is the landscaped rear garden , making this home great place to relax and enjoy, whatever the time of year.

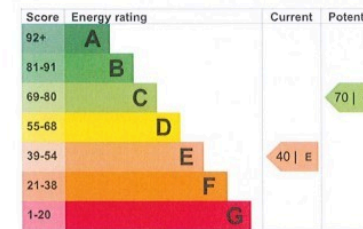


TOTAL FLOOR AREA: 1230 sq ft, (114.3 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, responsibility for any errors or omissions remains with the seller. The seller does not warrant or guarantee the accuracy of the information provided. The seller is not responsible for any errors or omissions in the information provided. The seller is not responsible for any errors or omissions in the information provided. The seller is not responsible for any errors or omissions in the information provided.

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Office: 01858 456 630

7 St Mary's Rd, Market Harborough LE16 7DS

W: www.rogersand.co

E: hello@rogersand.co