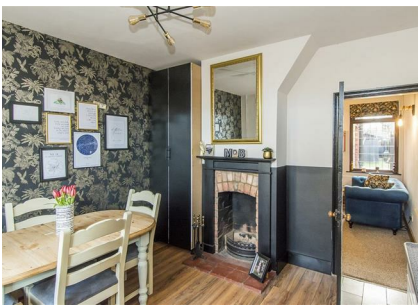


14 Clarence Street, Market Harborough, LE16 7NE



£235,000

A beautifully presented and deceptive Victorian terrace home conveniently located just a short walk from Market Harborough town centre, abundance of local amenities, shops, bars, restaurants and train station with mainline links into London St Pancras. This super home is an excellent FTB, investment or even downsize! The accommodation briefly comprises: Lounge, dining room, kitchen, two double bedrooms and family bathroom. Outside there is on road permit parking, a compact front garden and to the rear is a generous West facing garden with wooden garden room! Call Adams & Jones today for more information and to arrange a viewing!

Service without compromise

Lounge 11'2 x 11'1 (3.40m x 3.38m)



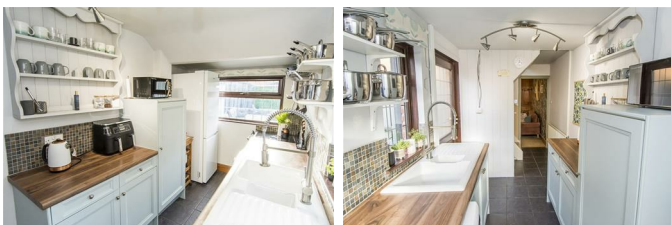
UPVC double glazed window to rear aspect. Feature fireplace. TV point (for wall mounted TV). Radiator. Door through to: Kitchen.

Dining Room 11'1 x 10'5 (3.38m x 3.18m)



Accessed via a newly installed composite front door. UPVC double glazed window to front aspect. Feature fireplace. Laminate wooden flooring. TV point. Radiator.

Kitchen 16'10 x 6'6 (5.13m x 1.98m)



Having a selection of fitted base units with a laminate worktop over and a 1 1/2 bowl ceramic sink with drainer. There is a freestanding electric cooker, space for a freestanding fridge/freezer with a further space with plumbing for a washing machine. There is a UPVC double glazed door out to the rear garden, two UPVC double glazed windows to the side and rear aspects, tiled

flooring, under stairs storage cupboard and a radiator. Stairs rising to: First floor.

Landing



Doors off to: Bedrooms and bathroom. UPVC double glazed window to side aspect. Loft hatch access.

Bedroom One 14'4 x 10'6 (4.37m x 3.20m)



UPVC double glazed window to front aspect. TV and telephone point. Radiator.

Bedroom Two 11'3 x 7'9 (3.43m x 2.36m)



UPVC double glazed window to rear aspect. Built-in wardrobe. Boiler (installed 2023). Radiator.

Bathroom 8'1 x 6'6 (2.46m x 1.98m)



Having been recently re-fitted and comprising: Panelled bath with matte black shower fitting over, low level WC and wash hand basin over fitted vanity unit. Feature wall tiling to wet areas and vinyl flooring. Matte black heated towel rail. UPVC double glazed window to rear aspect.

Outside

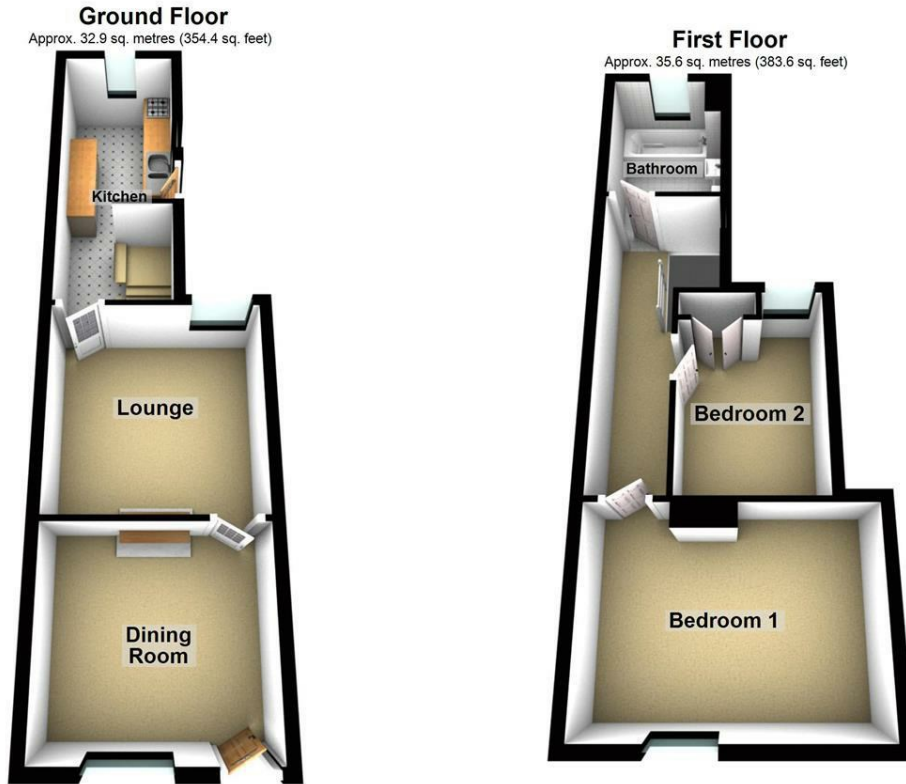


The property has a front garden with picket fence and gate with a pathway to the front door. There is a side passage providing access to the rear. The generous West facing rear garden is fully enclosed having a decked seating area, artificial lawn with sleeper planting beds, a handy shed and a superb timber framed garden room. This is a great bonus space and could be used for a multitude of purposes having a canopy, deck, power and light.

Rear Aspect



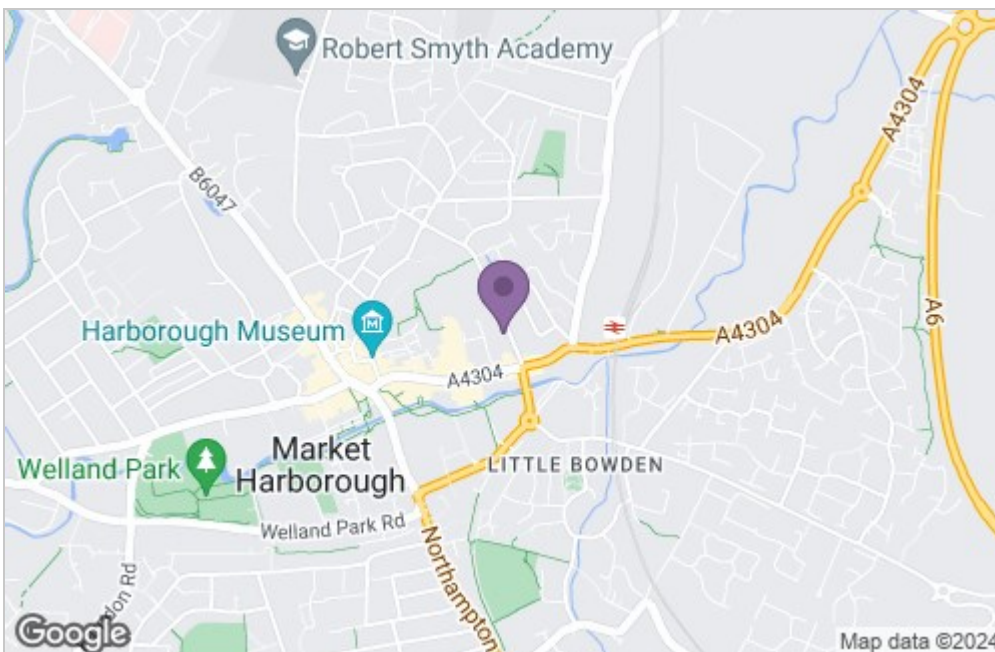
Floor Plan



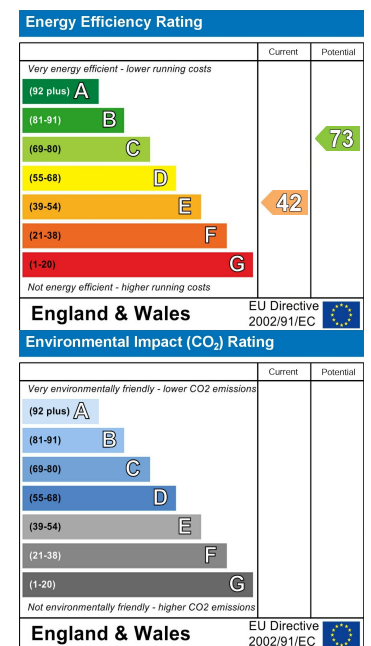
Total area: approx. 68.6 sq. metres (738.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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