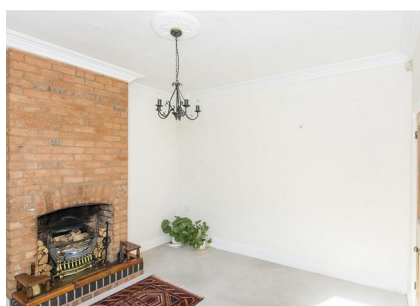


145 St Marys Road, Market Harborough, LE16 7DT



£210,000

An attractive period terrace of over 1,000 square feet, located right near Market Harborough's train station, with it's direct sub-one hour link to London St Pancras Station. The property requires modernisation throughout and has been priced keenly to reflect this, offering someone a fantastic opportunity to either get on the property ladder or add a well-priced property to their buy-to-let portfolio. Accommodation briefly comprises entrance hallway, two reception rooms, sun lounge, kitchen, utility room, landing, two bedrooms and shower room. The property also offers pleasant front and rear gardens and is being offered for sale through Adams & Jones with no upward sales chain to aid a potentially swift completion.

Service without compromise

Entrance Hallway

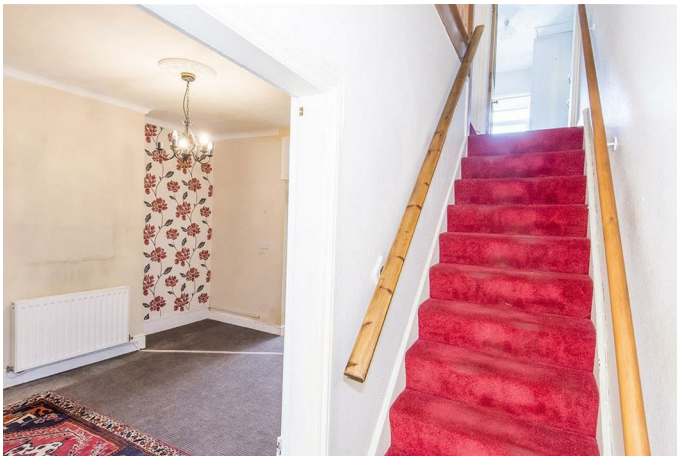


Composite double-glazed front entrance door with double-glazed UPVC window over. Radiator.

Front Reception 12'4" x 11'8" (3.76m x 3.56m)



UPVC sash style window to front. Open fire to exposed brick fire place. Radiator. Cornice to ceiling.



Back Reception Room 15'0" max into stairs recess x 12'3" (4.57m max into stairs recess x 3.73m)



Radiator. Opening through to sun lounge.



Sun Lounge 11'3" x 8'5" (3.43m x 2.57m)



UPVC double-glazed rear entrance door with two UPVC double-glazed windows to rear. Transparent roof. Radiator. Opening through to kitchen.

Kitchen 12'4" x 6'1" (3.76m x 1.85m)



Fitted with a range of wall and floor mounted units with roll edge work tops. One and a half bowl sink. Free standing dishwasher and cooker included in the sale.

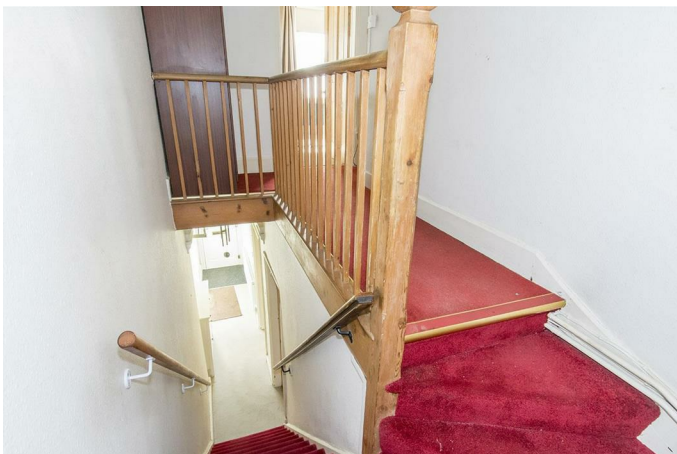


Utility Room 7'5" x 6'1" (2.26m x 1.85m)



UPVC double-glazed window to rear. Free standing washing machine and fridge freezer included in the sale. Space for additional appliances.

Landing



Bedroom One 12'4" x 11'9" max into wardrobes
(3.76m x 3.58m max into wardrobes)



UPVC double-glazed sash style window to front. Two built in wardrobes. Radiator.



Bedroom Two 12'4" x 8'9" (3.76m x 2.67m)



UPVC double-glazed window to rear. Cast iron fire place. Radiator.



Shower Room 12'5" x 6'3" (3.78m x 1.91m)



Opaque UPVC double-glazed windows to rear and side aspects. White three piece suite comprising WC and wash hand basin inset to storage units and shower cubicle. Airing cupboard housing combination gas central heating boiler and shelving. Heated towel rail.



Front Garden

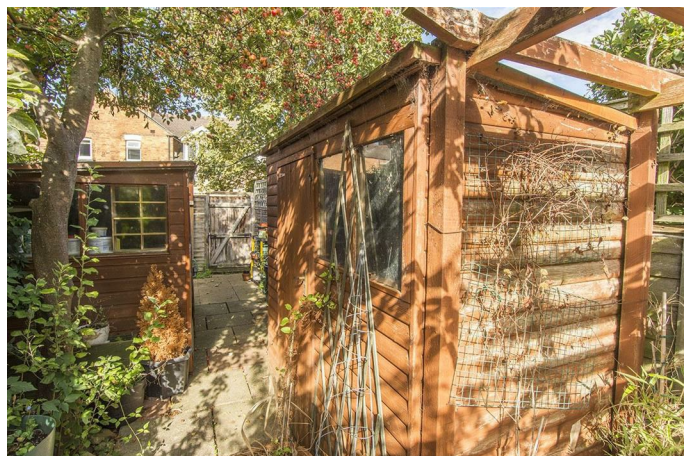


Low level front wall mainly laid to paving with plant borders.

Rear Garden



Sheltered decked area adjoining sun lounge. Paved garden with raised shrubs and plants inset. Two timber sheds. Gated rear access leads to a small track located just beyond the rear garden.

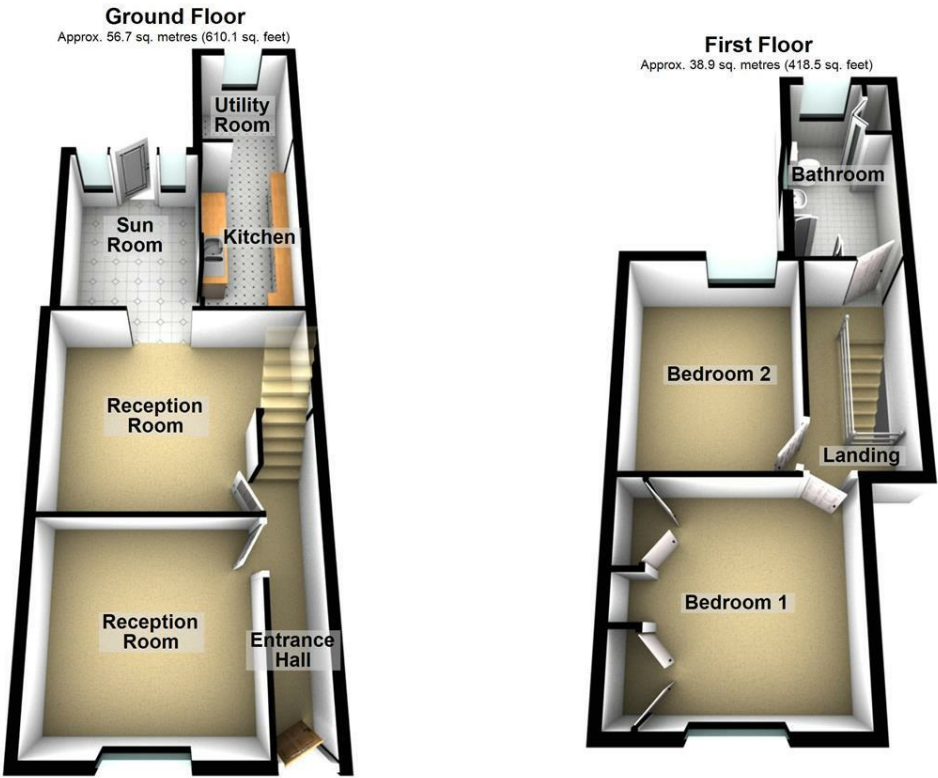


ADAMS
& JONES



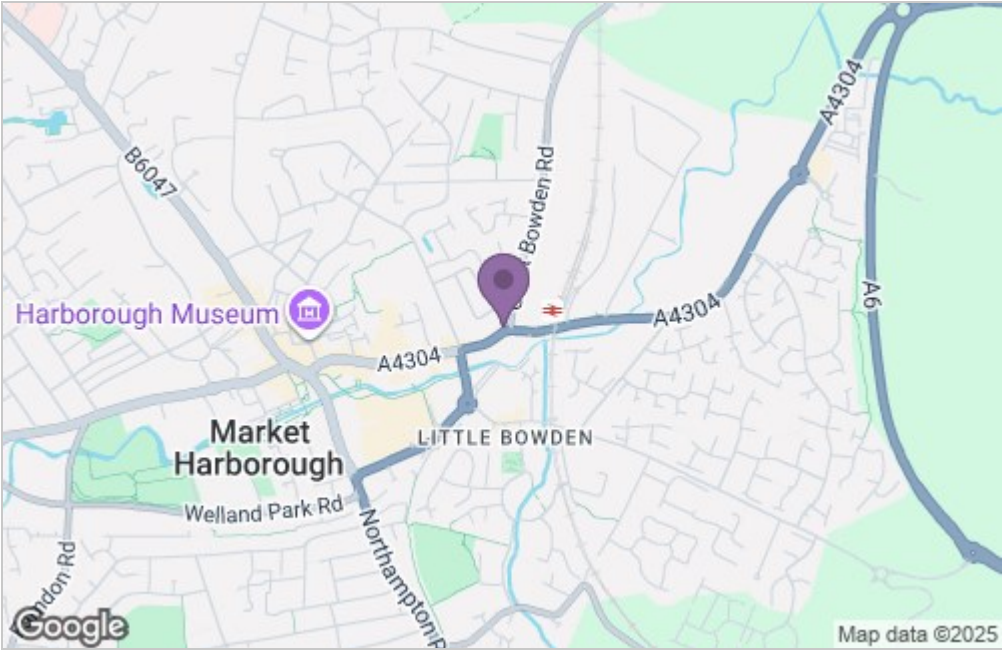
Service without compromise

Floor Plan

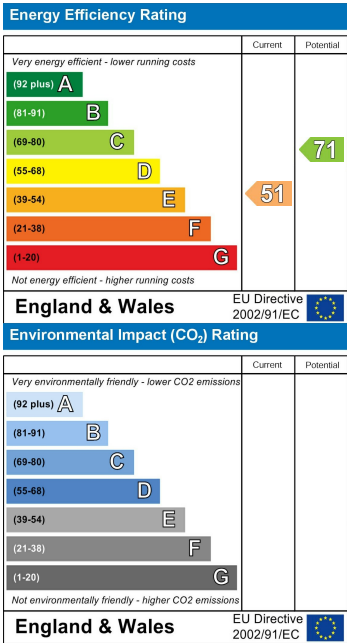


Total area: approx. 95.6 sq. metres (1028.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise