



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bath Street, Market Harborough

Offers Over £190,000

3 1 2



“Period Proportions & Potential!”

Positioned within walking distance of the town centre and Little Bowden Park, this well-proportioned, three-bedroom, terrace property boasts a south facing garden, period features and offers the potential for further modernisation!

Sought after residential location within walking distance of the town centre, train station, Little Bowden Academy, Welland Park Academy and other local amenities.

Entrance is gained into the inviting living room, positioned to the front elevation, and boasts a bay window flooding the room with natural light, high ceilings and a charming period fireplace.

Well-appointed dining room featuring laminate flooring, space for a large dining table and chairs, an exposed brick fireplace with a timber mantle, an under stairs storage cupboard and stairs rise to the first floor.

The kitchen comprises tiled effect flooring, eye and base level units, a roll top work-surface, ceramic wall tiles, a sink with a mixer tap and draining board, a single oven, a four-ring gas hob and space for a washing machine. There is also a side door to the garden and an archway provides access to an inner hallway with a pantry, space for a fridge freezer and the ground floor bathroom.

The bathroom comprises tiled effect flooring, ceramic wall tiles and a white three-piece suite to include a panel enclosed bath with a Triton shower over, a pedestal wash hand basin and a low-level WC.

Stairs rise to a first-floor landing with access to three bedrooms and a loft hatch.

The main bedroom is positioned to the front elevation and boasts a generous size spanning the entire width of the property, with a charming feature fireplace and a fitted storage cupboard.

Bedrooms two and three overlook the south facing garden with bedroom two being double in size and bedroom three of a single size with a storage cupboard.

Set back from the road the property features a low maintenance frontage, enclosed by a low-level wall with a pathway to the front door.

The rear garden boasts a desirable south facing aspect and has also been designed with low maintenance mind. The garden features a block paved pathway and a generous paved patio area ideal for outdoor entertaining. Access to the front of the property is gained through a timber gate and through neighbouring properties. No neighbours have access through this property.





- Living Room - 11' 10" x 11' (3.61m x 3.35m)
- Dining Room - 12' x 11' 10" (3.66m x 3.61m)
- Kitchen - 12' 2" x 6' 5" (3.71m x 1.96m)
- Bathroom - 7' 3" x 6' 5" (2.21m x 1.96m)
- Bedroom One - 11' 10" x 11' (3.61m x 3.35m)
- Bedroom Two - 12' x 9' 1" (3.66m x 2.77m)
- Bedroom Three - 21' 2" x 6' 5" (6.45m x 1.96m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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