



**HENDERSON
CONNELLAN**
ESTATE AGENTS

162 Northampton Road, Market Harborough

🛏️ 2 🪑 1 🚗 1



"Attention Investors and First Time Buyers!"

Situated within close walking distance of the town centre, train station and schools, this two bedroom modern property offers a fantastic step onto the property ladder for first time buyers or a perfect buy to let investment opportunity!

Popular residential location situated on the established Northampton Road, within a stone's throw of Little Bowden Park, the leisure centre, and all local amenities.

Offered for sale with no chain with an approximate rental income of £850pcm.

Entrance is gained into the entrance hall with stairs rising to the first floor.

Well-proportioned living room with a neutral decor, a feature window to the front elevation and access to the under stairs storage cupboard.

Open plan kitchen/dining room overlooking the rear garden with a west facing aspect and French doors leading out. The kitchen benefits from LED spotlights, laminate flooring and ample space for a dining table and chairs, perfect for entertaining. The kitchen comprises a range of eye and base level units, a square edge worktop, a ceramic bowl sink with draining board, an integrated oven and a four ring gas hob. There is also space for a fridge/freezing and washing machine.

Two good sized bedrooms, both boasting fitted wardrobes and the main bedroom benefits from being double in size.

Family bathroom featuring tiled flooring and a three piece suite to include a panel enclosed bath with electric shower over, a low level WC and a pedestal wash hand basin.

Situated on the established Northampton Road and neatly set back, the property features a lawn frontage with a paved path leading to the front door, and access to the external storage cupboard.

The rear garden offers a west facing aspect with a paved patio area ideal for seating and a main lawn with established shrubbery. A paved path leads to the rear gate providing rear access and a further pathway provides access to the communal car park with an allocated parking space.

Living Room - 3.94m x 2.84m (12'11" x 9'4")

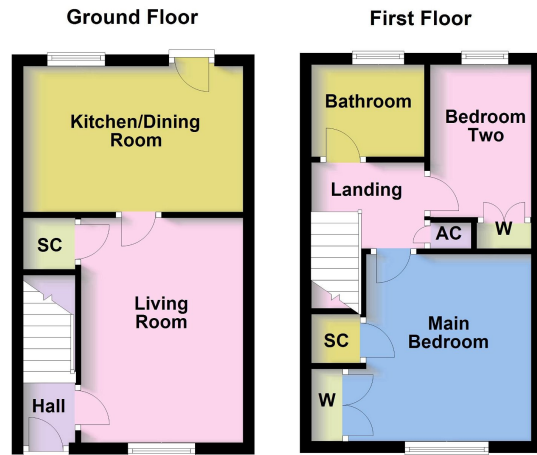
Kitchen/Dining Room - 3.86m x 2.57m (12'8" x 8'5")

Main Bedroom - 3.2m x 3.18m (10'6" x 10'5") max

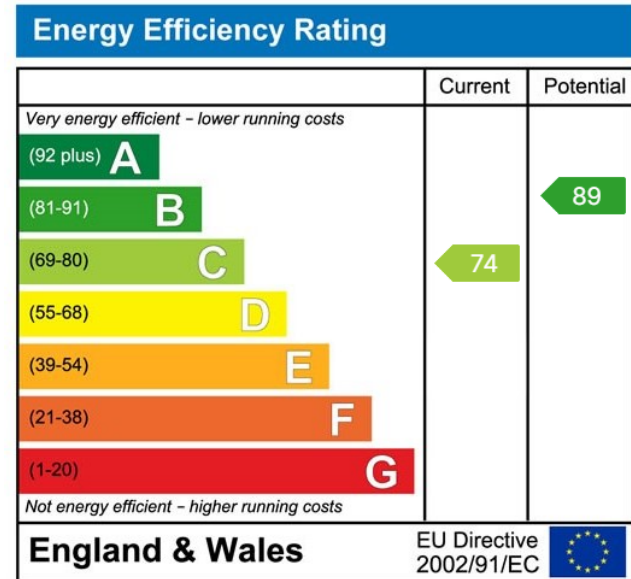
Bedroom Two - 2.67m x 1.8m (8'9" x 5'11")

Bathroom - 1.98m x 1.63m (6'6" x 5'4")





- No Chain
- Off Road Parking
- New Boiler
- Modernised Decor and Carpets



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.

63 High Street, Market Harborough, Leicestershire, LE16 7AF

