



16 Angell Drive, Market Harborough

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“Attention First Time Buyers, Investors and Downsizers”

Offered for sale with no upward chain and positioned within a desirable reductional location, this fantastic two-bedroom terrace property offers a fantastic opportunity for investors, first time buyers and downsizers, boasting an open plan layout, a well presented interior and off-road parking!

The property is within walking distance to the local Farm Shop, town centre, Market Harborough train station and countryside walks. The A4304 & A508 are within close driving distance providing easy access to the M1 & A14.

Henderson Connellan would estimate a monthly rental income of £825-850pcm offering a rental yield of around 5%!

Entrance is gained through a composite front door into an entrance hall with a fitted floor mat, a guest WC and a doorway into the main living accommodation.

Open plan kitchen/living/dining room boasting a dual aspect flooding the room with natural light, an electric fire in the living area, space for a table and chairs and stairs rise to the first floor. The kitchen comprises a host of eye and base level units, a roll top work-surface with a matching up-stand, a one and a half bowl sink with a mixer tap and draining board, a single oven, a four ring gas hob, an integrated washing machine and space for an under counter fridge and freezer.

Naturally light first floor landing with a window to the side elevation and an airing cupboard.

Two bedrooms in excellent decorative order both benefiting from fitted wardrobes and the main bedroom featuring French patio doors out to a delightful Juliette balcony.

Modern bathroom comprising a heated towel rail, attractive floor and wall tiles and a white three-piece suite to include a panel enclosed bath with a shower over and shower screen, a pedestal wash hand basin and a low-level WC.

Set back from the road the property boasts a neat and attractive front garden, with an outdoor store and a pathway to the front door. A pathway a few doors down provides pedestrian access to the communal car park, access via car on Freshman Way, with allocated parking for one vehicle.

Open Plan Kitchen/Living/Dining Room - 5.05m x 5.05m (16'7" x 16'7") max

WC - 1.8m x 0.81m (5'11" x 2'8")

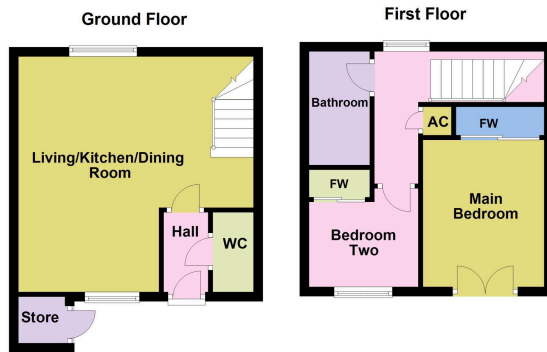
Main Bedroom - 3.15m x 2.62m (10'4" x 8'7")

Bedroom Two - 2.34m x 2.16m (7'8" x 7'1") max

Bathroom - 2.54m x 1.37m (8'4" x 4'6")



- Desirable Location
- Well Presented
- Front Garden
- No Chain
- Fitted Wardrobes
- Off Road Parking



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

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.

