



**HENDERSON
CONNELLAN**
ESTATE AGENTS

2 Kings Road

£150,000

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OPEN HOUSE SATURDAY 31st AUGUST 3-4pm! Please contact us to register in order to attend!

'A Hidden Gem'

Offering a fantastic town centre position and neatly tucked away, this potentially two-bedroom terrace property is truly a hidden gem! It boasts a fantastic buy to let opportunity, with the option of either remaining as a commercial property, or excitingly, becoming a residential property with an incredibly rare freehold status!

Centrally located within Market Harborough's town centre, the property benefits from being just a stone's throw from all local amenities, including shops, bars, restaurants and the train station.

Previously used as a café, the property now has approval to be converted to a residential dwelling, under permitted development, within this historic town. A certificate of lawfulness is currently under application for use as residential accommodation (historically being used for commercial use).

This property offers a unique and rare opportunity for investors, and Henderson Connellan have estimated an approximate rental income, if utilised as a residential house, of between £800-850pcm. This offers a yield of 6.5%-6.8%. Additional rental income is possible if the property is divided into two separate properties (subject to relevant consent).

Situated on Kings Road, this hidden gem is entered through a discreet and secure gated access. This then leads through to a courtyard area, which does not form part of the property, but provides a right of access across it to the property. There is an external staircase, with storage cupboard at ground level.

Entrance is gained through the French doors into the fantastic open plan living/dining space.

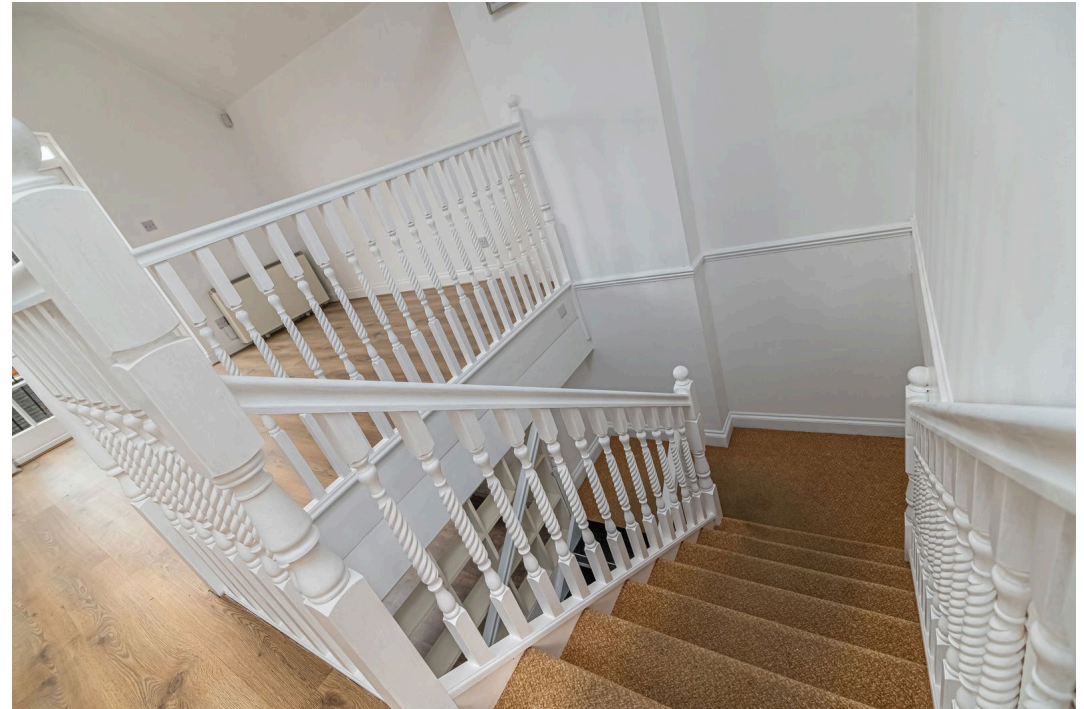
The naturally light living space boasts a wealth of character features with high ceilings, a dual aspect with two feature arch windows and attractive laminate flooring. The open plan living area offers a central staircase rising to the first floor and this tastefully splits the room into two zones with ample room for living, dining and a study area.

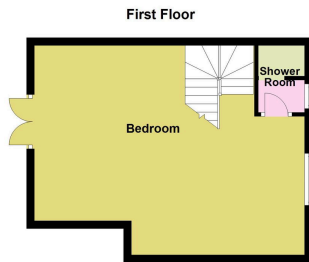
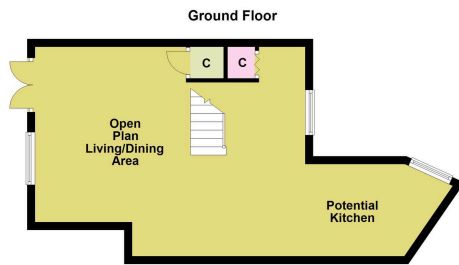
Architectural plans, available via Henderson Connellan, show a potential kitchen area, accessed through a double opening, currently with no kitchen in situ, but offering the perfect space for conversion and conveniently leading off the dining section. At present, the space boasts a host of base level storage and shelving. Plumbing is located directly above and in the adjacent room, making this modification relatively simple.

Stairs rise to a first floor, with a fantastic open plan space with charming high raked beamed ceilings, laminate flooring, a kitchenette with units and a sink, a separate shower room and WC and French double doors leading out onto a balcony, offering the perfect elevated seating area.

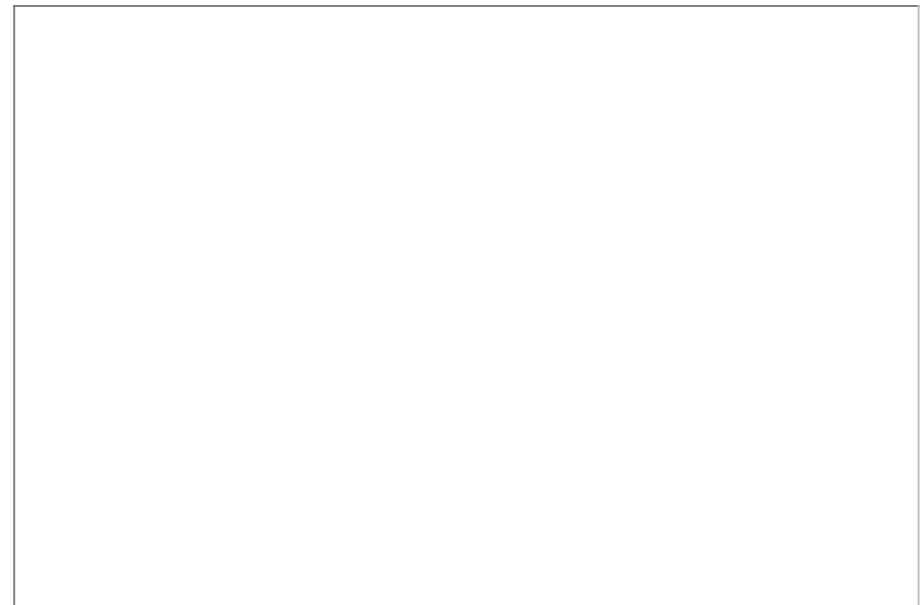
The room offers the potential to be used as a fantastic double bedroom with a dressing area, or the potential to be re-configured into two bedroom accommodation.

The shower room comprises laminate flooring, ceramic wall tiles, an oversized shower cubicle with a Triton shower, a pedestal wash hand basin and a low-level WC.





- Open Plan Living/Dining Area - 6.98m x 4.39m (22'11" x 14'5")
- Potential Kitchen Area - 3.35m x 1.85m (11'0" x 6'1")
- Bedroom - 5.56m x 4.34m (18'3" x 14'3")
- Kitchenette - 3m x 1.27m (9'10" x 4'2")
- Shower Room - 1.85m x 1.27m (6'1" x 4'2")



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.

