



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Nelson Street, Market Harborough

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“A Period Residence with Parking!”

Occupying a fantastic position within walking distance to the town centre, this charming period property boasts two double bedrooms, its own off road parking space and offered for sale with no upward chain!

Across the road from the popular Admiral Nelson Pub and with a local convenience store just around the corner, the property is also with walking distance to the town centre, train station and local schools/ parks.

Offered for sale with NO CHAIN with a proposed completion timeframe of no sooner than 6th October 2025.

Entrance is gained into the beautifully appointed living room boasting laminate flooring, a charming decorative fireplace, a cupboard within the alcove and a door leading to the dining room.

Well-presented dining room featuring laminate flooring, space for a dining table and chairs, an under-stairs storage cupboard and a door to the garden.

Kitchen comprising ceramic floor and wall tiling, eye and base level units, a roll-top work-surface, a one and a half bowl sink with a mixer tap and draining board, a single oven, a four-ring gas hob and space for a fridge freezer and a washing machine.

First floor landing with a loft hatch.

Two well-proportioned double bedrooms with the main positioned to the front elevation, boasting a period fireplace and fitted wardrobes.

Bathroom comprising ceramic floor and wall tiling and a white three-piece suite to include a bath with a shower over and shower screen, a wash hand basin built within a vanity storage unit and a low-level WC.

Slightly elevated from the road, the property occupies a neat frontage with a low-level brick wall and steps lead to the front door.

The courtyard style rear garden has been designed with low maintenance in mind with a paved patio and raised decking so that you can capture and enjoy the afternoon and evening sun. There is also a brick-built storage shed, and a gate to the rear provides access to the off-road parking space.

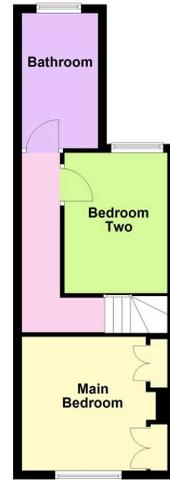
Allocated off road parking space to the rear for one vehicle.



Ground Floor
Approx. 31.8 sq. metres (341.8 sq. feet)

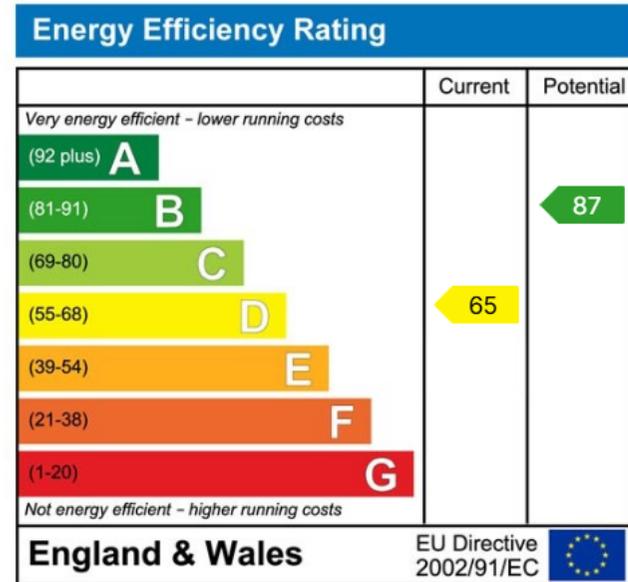


First Floor
Approx. 30.8 sq. metres (331.3 sq. feet)



Total area: approx. 62.5 sq. metres (673.1 sq. feet)

- Living Room - 3.4m x 3.12m (11'2" x 10'3")
- Dining Room - 3.45m x 3.28m (11'4" x 10'9")
- Kitchen - 1.85m x 3.12m (6'1" x 10'3")
- Main Bedroom - 3.48m x 3.1m (11'5" x 10'2")
- Bedroom Two - 3.25m x 2.51m (10'8" x 8'3")
- Bathroom - 1.85m x 3.12m (6'1" x 10'3")



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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