



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Woodbreach Drive, Market Harborough LE16 7XG

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"Calling All First Time Buyers & Investors"

Nestled within a desirable residential location, just a short walk from the train station, this well-presented mid-terrace property offers an ideal first-time home or investment, boasting two double bedrooms, a neutral decor and offered for sale with no onward chain!

For those looking for an investment opportunity, Henderson Connellan estimate an approximate rental income of £975-£995 pcm, providing a rental yield of over 5%. This property is nestled in a private cul-de-sac, offering a desirable position set back from the road. The low-maintenance front gravel driveway leads to a hard-standing driveway for one car, directly in front of the property, with an additional parking space opposite.

Entrance is granted into the welcoming entrance hall with a fitted door mat, a door into the living room and stairs rise to the first floor.

Beautifully presented living room featuring a neutral decor, with a front facing window and a door leading through to the kitchen/dining room.

Well-appointed kitchen/dining room complete with laminate effect flooring, space for a dining table and chairs and sliding patio doors to the garden.

The kitchen comprises an array of eye and base level units, a roll-top work-surface, ceramic wall tiling, 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.

Stairs rise to the first-floor landing with access to the part boarded attic via a hatch with a pull-down ladder.

Two well-proportioned bedrooms, both of which are double in size with the main bedroom benefitting from fitted storage.

Bathroom comprising vinyl flooring and a white four piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath with a handheld shower wand, and a corner shower enclosure with an electric shower over.

The rear garden is a private, enclosed space with a gravelled area perfect for entertaining. The remaining garden is laid to lawn and features established shrubbery, providing a good degree of privacy. There's a secure timber gate at the rear garden for access to the street.

Hall - 1.02m x 1.02m (3'4" x 3'4")

Living Room - 4.47m x 3.84m (14'8" x 12'7") max

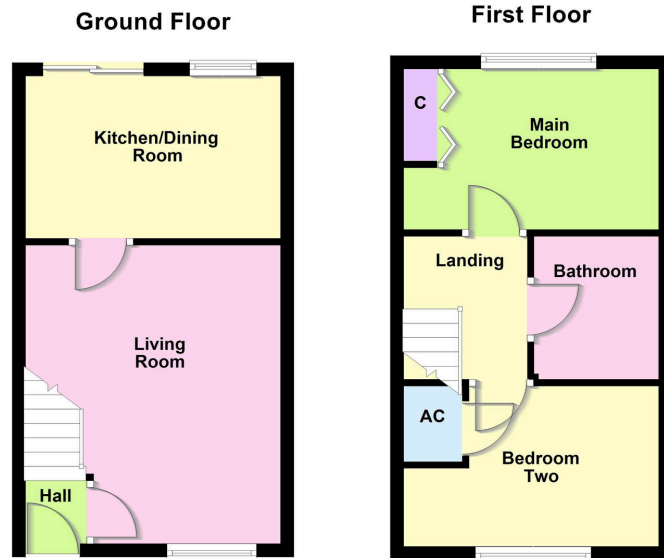
Kitchen/Dining Room - 3.81m x 2.44m (12'6" x 8'0")

Main Bedroom - 3.81m x 2.36m (12'6" x 7'9") max

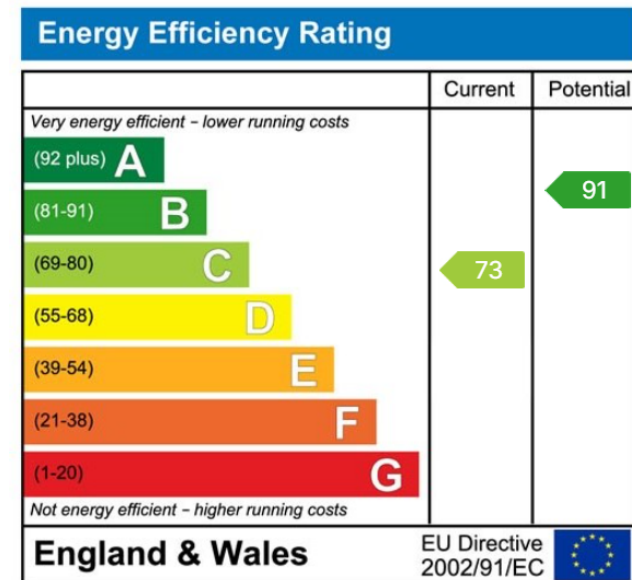
Bedroom Two - 3.84m x 2.39m (12'7" x 7'10") max

Bathroom - 2.13m x 1.91m (7'0" x 6'3")





- Off-road parking
- Popular residential location
- No chain
- Guest parking



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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