

2 Albany Mews, Gladstone Street, Market Harborough,



£247,500

Ideally placed within easy access of all Market Harborough town amenities is this linked semi-detached home with the huge benefit of it's own driveway and garage. The UPVC double glazed accommodation is in great order, having undergone a range of improvements by its current owner and briefly comprises lounge, fitted dining kitchen, landing, two bedrooms and shower room. Outside there is also a pleasant enclosed rear garden and its aforementioned driveway and single garage with remote controlled access door.

Service without compromise

Entrance Area 5'11" x 2'9" (1.80m x 0.84m)



Accessed via opaque UPVC double glazed front door with UPVC opaque double glazed sidelight. Opening to:-

Lounge 13'5" x 11'8" (4.09m x 3.56m)



UPVC double glazed window to the front elevation. Stairs rising to the first floor with under stairs storage cupboard. Refitted electric radiator. Television point. Door to:-



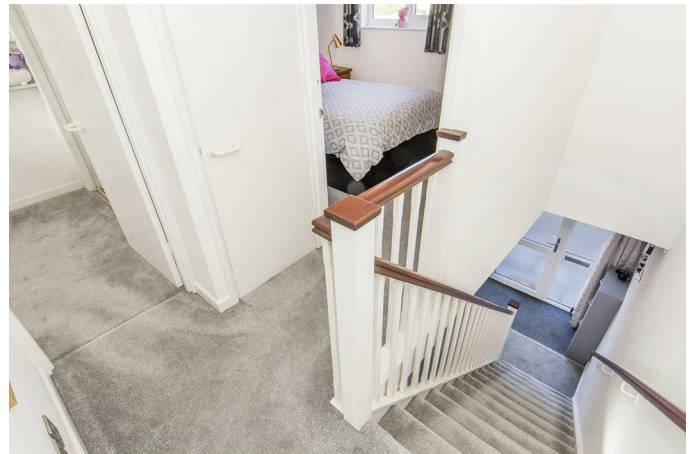
Kitchen/Breakfast Room 13'4" x 7'9" (4.06m x 2.36m)



UPVC double glazed window to the rear aspect and timber framed sliding double glazed patio doors opening out to the rear garden. Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring induction hob with extractor fan over. Space and plumbing for automatic washing machine. Stainless steel one and a half sink and drainer. Space for upright fridge/freezer. Refitted electric radiator.



Landing



Timber balustrade. Access to loft space. Airing cupboard housing hot water tank. Doors to rooms.

Bedroom One 13'4" x 8'8" (4.06m x 2.64m)



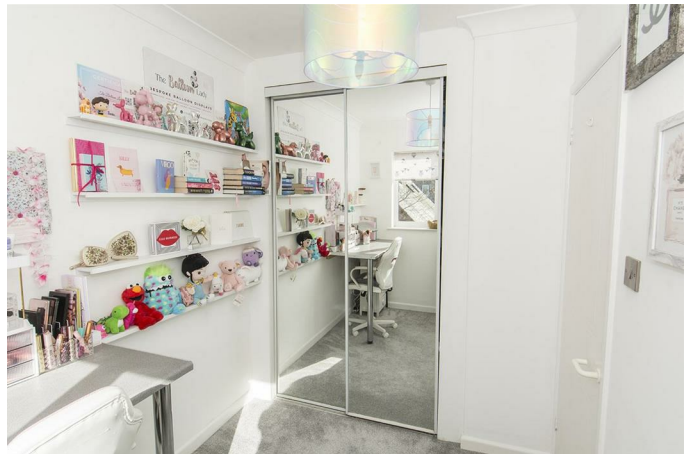
UPVC double glazed window to the front elevation. Door to walk in wardrobe. Refitted electric radiator.



Bedroom Two 8'8" to the face of wardrobes x 6'5" (2.64m to the face of wardrobes x 1.96m)



Built in mirrored double wardrobe. UPVC double glazed window to the rear aspect. Refitted electric radiator.



Service without compromise

Shower Room



Walk-in shower cubicle. Pedestal wash hand basin and low level WC inset to storage unit. Complementary tiling. Electric shaver point. Electric heated towel rail. UPVC opaque double glazed window.



Outside



To the front of the property is a small gravelled and paved forecourt. There is tarmacked hardstanding for one car in front of the garage. The rear garden has been designed for easy maintenance being mainly gravelled and paved with timber lap fencing.



Garage 15'1" x 8'0" (4.60m x 2.44m)



Remote controlled up and over door. Power and lighting. Personal door to the rear garden.



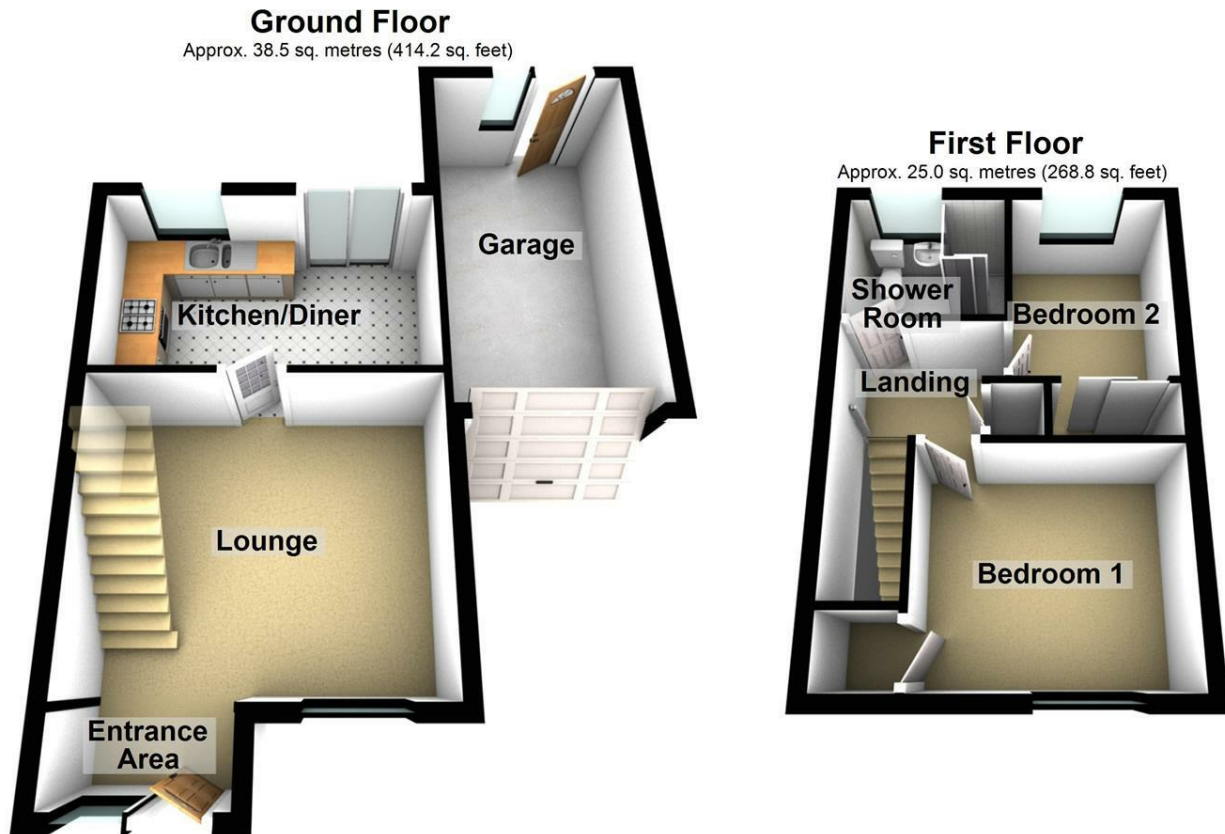
Rear Aspect



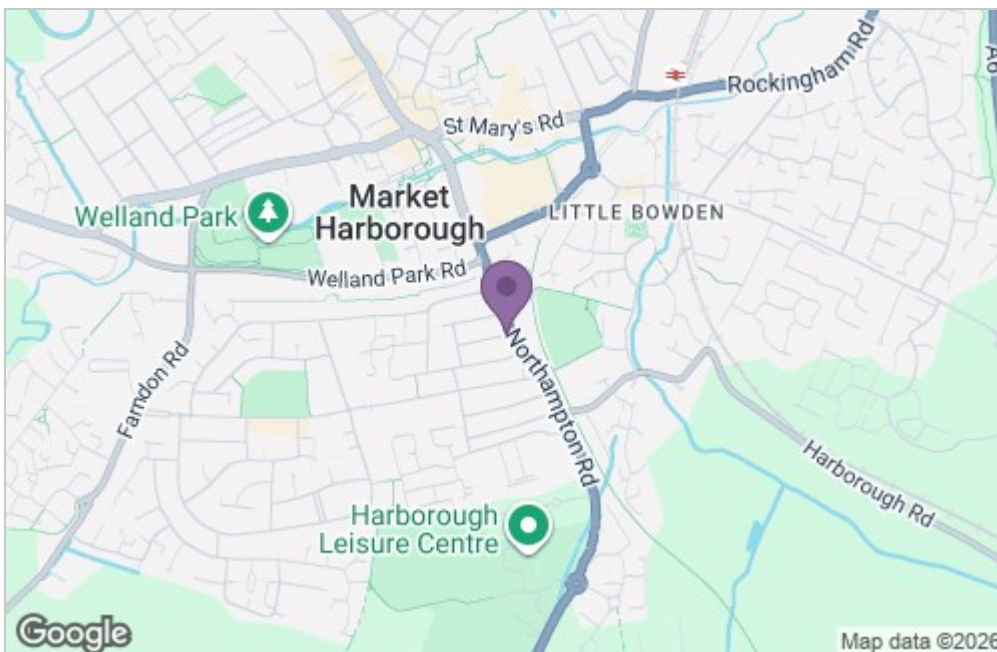
Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

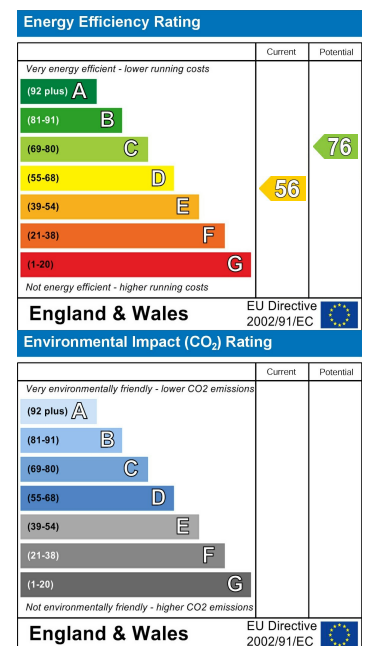
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise