ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

28 Heygate Street, Market Harborough, LE16 7JS

Offers Over £200,000

Ideally located just a couple of minutes walk from the centre of town is this attractive bay-fronted period townhouse. The property boasts character fixtures such as open period fireplaces and exposed floorboards, whilst also having modern features such as solar-panel powered hot water system and electric wall heaters. The well presented accommodation briefly comprises lounge, dining room, rear lobby, fitted kitchen, landing, two double bedrooms and family bathroom. There is also a small gated private rear garden enclosed by fencing. The property is offered with no upward chain and internal viewing is highly recommended.

naea | propertymark PROTECTED
The Property Ombudsman
arla | propertymark PROTECTED

Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

ADAMS & JONES

Lounge 11'0" x 11'4" (3.35m x 3.45m)

Accessed via composite double glazed front door with opaque numbered fan light window over. The feature cast iron wood burner with period tiled hearth and timber surround is for decorative purposes only but makes a lovely focal-point to the room. Pine fitted shelving and base storage cupboards. Exposed pine floorboards. Electric wall heater. Television point. Double glazed bay window to the front aspect. Pine door to:-

Dining Room 11'10" x 11'4" (3.61m x 3.45m)

Double glazed window to the rear elevation. Feature cast iron wood burning stove and timber surround. Wood laminate flooring. Electric wall heater. Fitted shelving. Large hinged trap-door in the floor opening to a small shallow cellar.

Service without compromise

ADAMS & JONES

Inner Lobby

Stairs rising to the first floor with under stairs storage cupboard. Quarry tiled flooring. Archway to:-

Kitchen 12'10" x 6'6" (3.91m x 1.98m)

Range of fitted base and wall units. Laminated work surfaces with complementary tiled splashbacks. Fitted oven and four ring gas hob with extractor hood over. Space and plumbing for fridge, freezer and automatic washing machine. Quarry tiled flooring. Storage cupboard with louvre doors housing disconnected gas fired central heating boiler and lagged hot water cylinder. Double glazed windows to the side and rear elevations. Opaque double glazed door leading outside. Electric radiator.

First Floor Landing

Stripped timber staircase and balustrade. Double glazed window to the side elevation. Skylight and hinged access, with retractable loft ladder, to insulated and boarded loft space. Stripped timber doors to rooms. Electric wall heater.

Service without compromise

ADAMS & JONES

Bedroom One 11'6" x 10'10" (3.51m x 3.30m)

Double glazed window to the front elevation. Feature period open fireplace. Exposed timber floorboards. Electric wall heater.

Bedroom Two 11'10" x 8'5" (3.61m x 2.57m)

Double glazed window to the rear elevation. Feature period cast iron open fireplace. Exposed timber floorboards. Telephone point. Electric wall heater.

Service without compromise

ADAMS & JONES

Bathroom

Panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level WC. Bidet. Electric heated towel rail. Complementary tiling. Exposed timber floorboards. Extractor fan. Opaque double glazed window.

Outside

Directly to the side of the house is a block paved patio area (pictured) with pedestrian access to the front. A gate leads through to a small, private garden (picture to follow after clearance), enclosed by timber lap fencing and currently uncultivated. There is also a timber garden store.

Agent's note

The previous gas central heating boiler and water-fed radiator system is still in place should the buyer wish to recommission it.

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.

Service without compromise

ADAMS & JONES

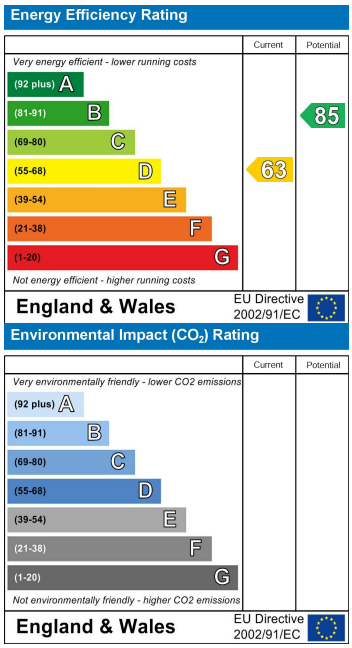
Floor Plan

Total area: approx. 70.4 sq. metres (757.3 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph



Service without compromise