

14 Wadsworth Close, Market Harborough, LE16 7GG



£300,000

Adams & Jones are delighted to offer to the market this fantastic modern property on this sought after modern development.

The property sits in a delightful secluded cul-de-sac opposite some open space with a large hedgerow, giving a country style feel whilst being within easy reach of Market Harborough's vast range of local amenities. The property itself is very nicely presented and comprises; entrance hall, ground floor W/C, kitchen/diner, lounge, landing, three good sized bedrooms and bathroom. Outside the property offers two off road parking spaces, directly in front of the property and a pleasant lawned rear garden.

Interested buyers are invited to register their interest with Adams & Jones. The property is offered on a no upward sales chain basis offering the potential for a swift completion date.

Additionally, please note that this property is also currently being marketed as a Leasehold Shared Ownership property. Our vendor currently owns a 55% share of the property, valued at £165,000 (separate listing). This property, can be purchased at 100% Freehold as listed.

Service without compromise

Entrance Hallway



Double-glazed front entrance door. Understairs storage cupboard. Radiator.

Kitchen/Diner 12'5" x 9'6" (3.78m x 2.90m)



UPVC double-glazed window to front. Fitted range of wall and floor mounted units. Gas hob. Electric oven. Stainless steel sink. Space and plumbing for washing machine. Space for fridge/freezer. Radiator.

(Kitchen/Diner Photo Two)



Lounge 16'7" x 10'0" (5.05m x 3.05m)



UPVC double-glazed window and rear entrance door to the rear garden. Storage cupboard. Radiator.

(Lounge Photo Two)



Ground Floor WC



WC. Wash hand basin. Extractor fan.

First Floor Landing



Loft access hatch. Built in storage cupboard. Radiator.

Bedroom One 11'4" x 9'6" (3.45m x 2.90m)



UPVC double-glazed window to front. Radiator.

(Bedroom One Photo Two)



Bedroom Two 14'6" x 9'7" (4.42m x 2.92m)



UPVC double-glazed window to rear. Radiator.

(Bedroom Two Photo Two)



Bathroom 6'6" x 5'6" (1.98m x 1.68m)



UPVC double glazed window to front. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Tiled splash backs. Shaver point.

(Bathroom Photo Two)



Bedroom Three 8'0" x 7'9" (2.44m x 2.36m)



UPVC double-glazed window to rear. Radiator.

(Bedroom Three Photo Two)



Parking



Two allocated tarmacked parking spaces located directly opposite the property.

Rear Garden



Mainly laid to lawn. Paved patio. Timber shed. Enclosed by fencing with gated side access.

Rear Aspect



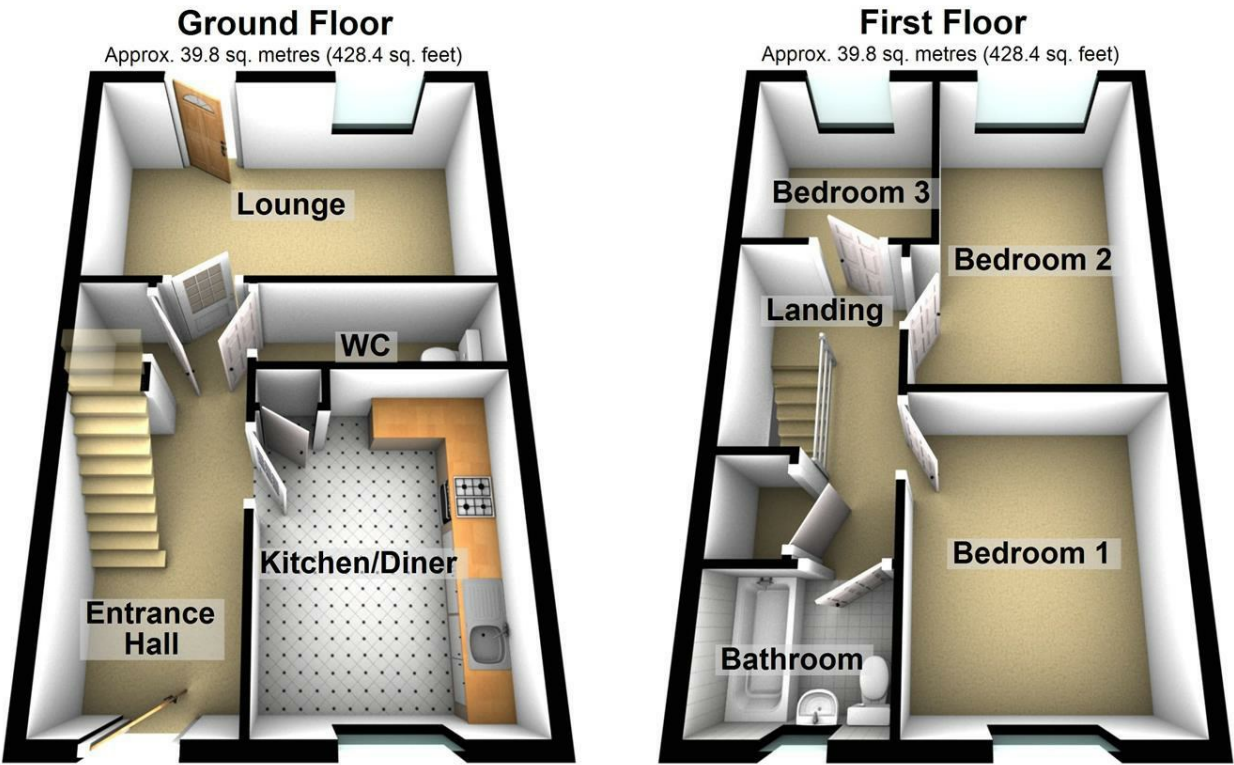
Shared Ownership

Please note this property is also currently marketed as a Leasehold Shared Ownership property. Our vendor currently owns a 55% share of the property, valued at £165,000 (separate listing). This property, can be purchased at 100% Freehold as listed.

Maintenance charges

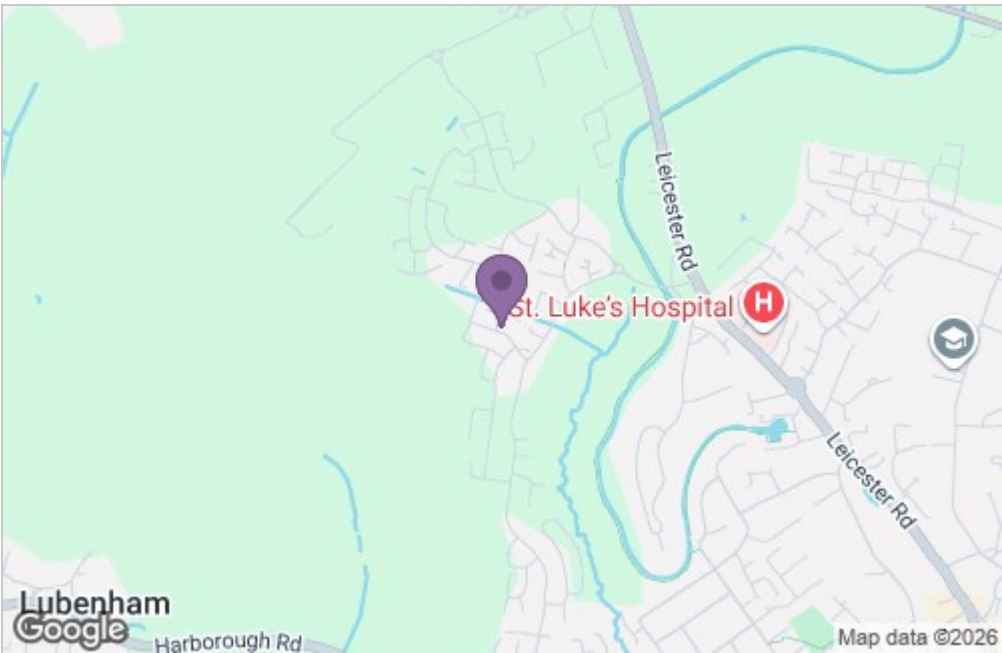
There are two monthly charges payable for this property, these being: £18.97 PCM to ManCo and £3.24 PCM to Amplius for grounds maintenance, thus totaling to £22.21 PCM.

Floor Plan

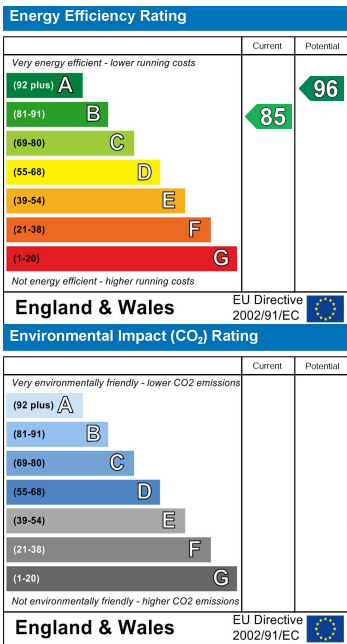


Total area: approx. 79.6 sq. metres (856.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise