



Connells

Thomas Avenue
Market Harborough



Property Description

"Attention First Time Buyers, Investors and Downsizees!"

Two Bedroom Semi-detached home situated in a popular residential location on the Wellington Place development, this impressive home was built in 2021 is perfect choice for first time buyers, investors and downsizers alike with its generous proportions, high standard of finish, two double bedrooms, conservatory and a good sized manageable garden!

Conveniently located within walking distance to the Canal with the tow path winding up to the Waterfront pub and restaurants. The town centre and train station are also within walking distance, providing a commuter rail links into London within an hour.

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Entrance Hall

Leading to Living Room.

Living Room

Situated to the front of the property and benefiting from a large double window, this

comfortable room provides a generous space to relax and unwind. Door leading to dining kitchen beyond.

Dining Kitchen

Situated to the rear of the property, this spacious kitchen is stylishly presented with chic pale grey cabinetry complimented with a contrasting work surface and upstand. Ceramic hob with oven below, extractor fan, 1.5 sink with draining board, space for washing machine, integrated fridge and freezer, built-in dishwasher. Access to WC and conservatory.

Conservatory

Accessed from the dining kitchen, this welcoming space offers additional entertaining space plus protection from the elements allowing all-year enjoyment of the back garden. Double doors opening into garden.

Wc

Accessed from the dining kitchen and comprising toilet, slimline sink with tiled splashback, radiator.

Bedroom 1

Overlooking the rear garden, this double bedroom has a built-in wardrobe.

Bedroom 2

Overlooking the front of the property, this double bedroom has a built-in wardrobe offering ample storage.

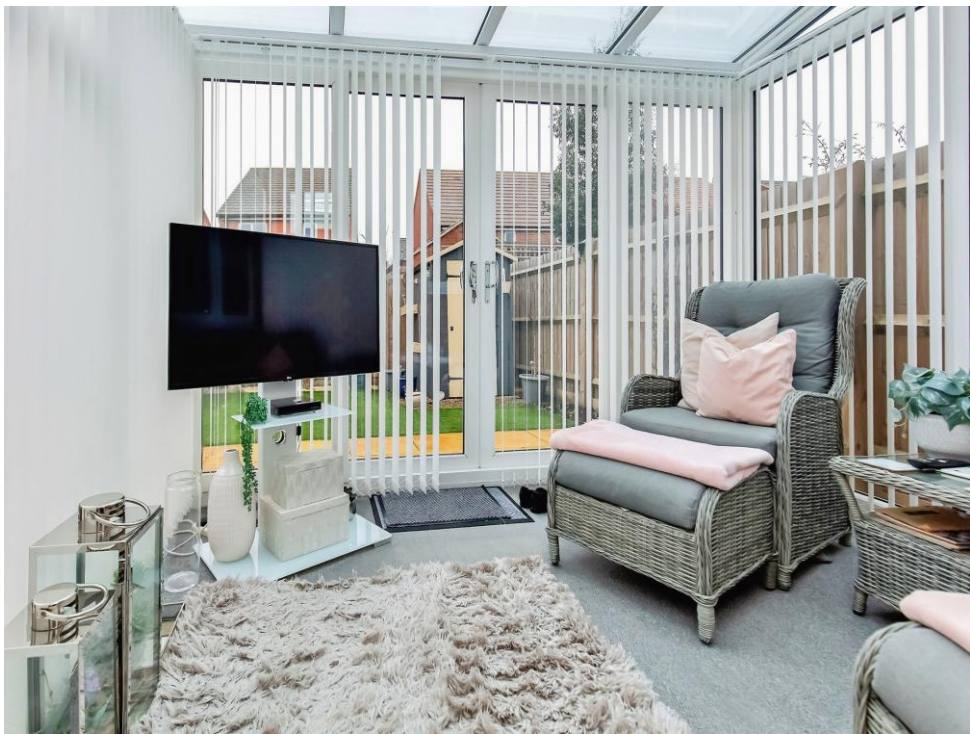
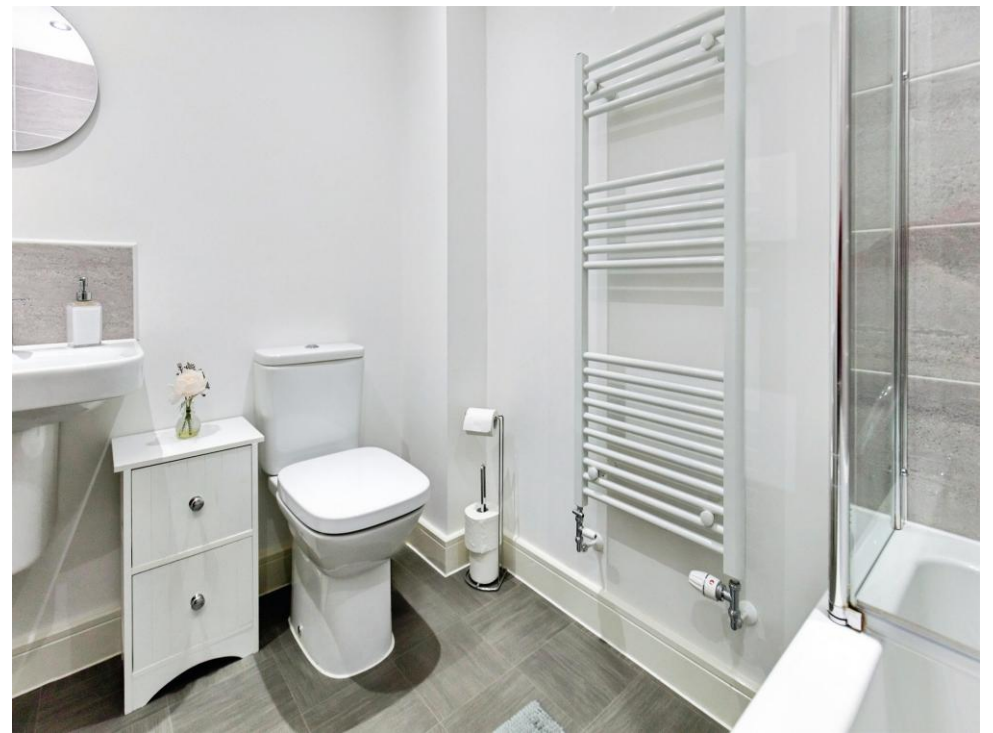
Bathroom

Stylishly presented bathroom that comprises wall-mounted sink, WC, bath with shower above complimented with full height tiling and shower screen.

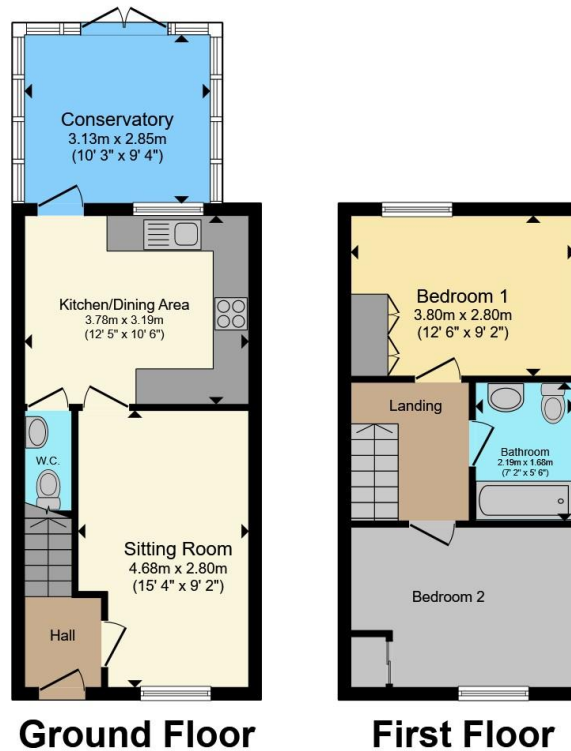
Outside

The front of the property contains a dedicated parking space along with simple landscaping giving access to a side gate that leads to the rear garden. Directly outside the conservatory is a patio area suitable in size for a dining table and chairs. The garden features a lawn area surrounded by borders planted with low maintenance shrubs making it ideal for both non-gardeners and those with green fingers! Space suitable for a shed.









Total floor area 69.8 m² (751 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MKH308237



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH308237 - 0016