



# READINGS

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Harrison Close

Market Harborough, Market Harborough, LE16 9LZ

**£250,000**



## Harrison Close

Market Harborough, Market  
Harborough | E16 0L 7

Readings Property Group are pleased to bring this three-bedroom mid-town house to the market, complete with a garage located in a nearby block. Tucked away in a small cul-de-sac in a sought-after area of Market Harborough, this property is expected to attract plenty of interest.

The home is conveniently located within easy reach of the popular Farndon Fields Farm Shop, as well as well-regarded local schools including Farndon Fields Primary and Welland Park Academy.

Offered for sale with no onward chain, the property provides spacious accommodation throughout. In brief, the ground floor comprises an entrance porch leading into the hallway, a well-proportioned living room with useful under-stairs storage and a dining kitchen to the rear of the property.

Upstairs, there are three bedrooms and a shower room.

Outside, the property benefits from a front garden providing potential for off road parking subject to the usual consents. There's a garden to the rear and the previously mentioned garage completes this property. An early viewing is recommended to avoid missing out.





### Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: B

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: n/a

The property is being sold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### Consumer Protection Legislation

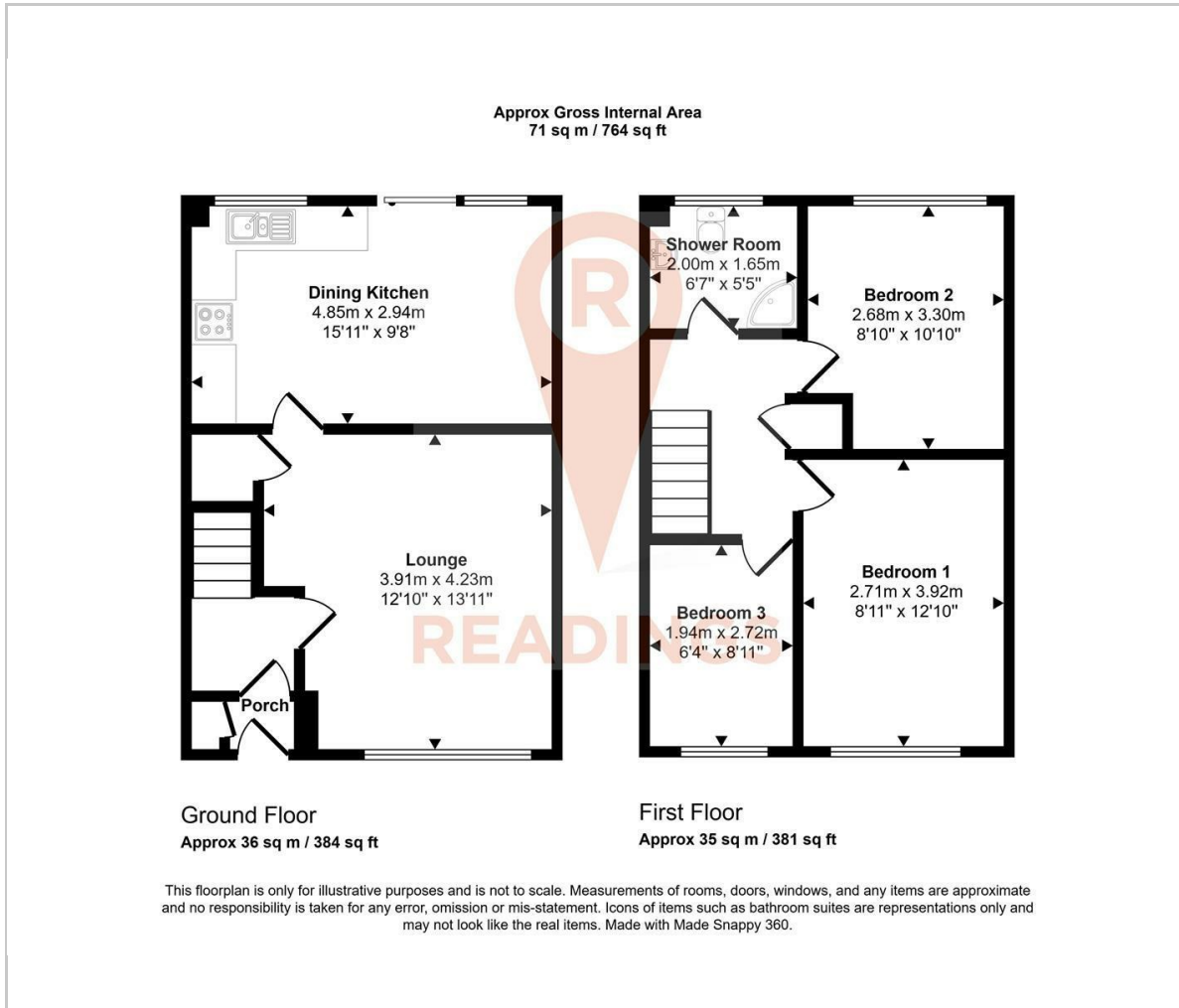
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

