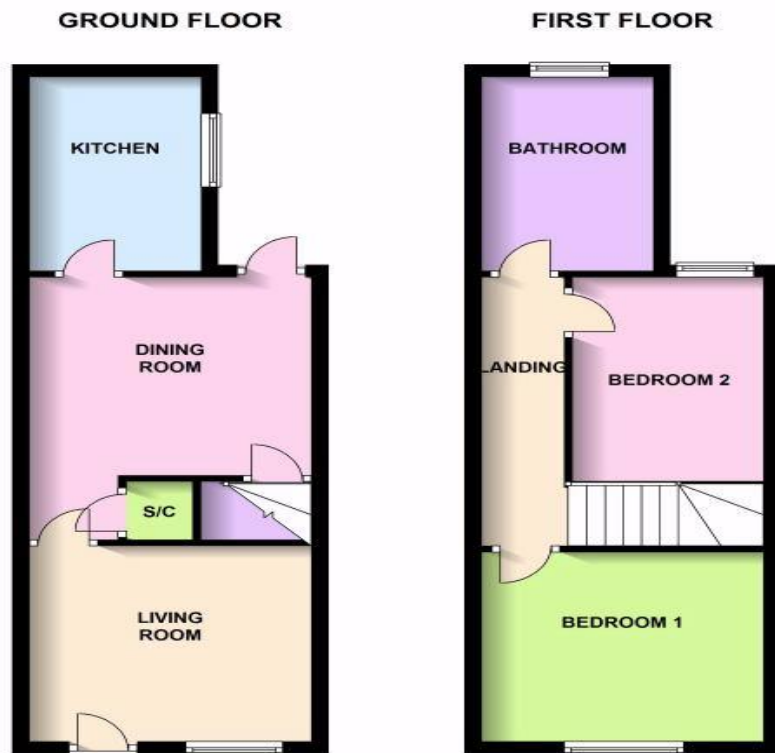




Measurements

Living Room	10' 10" x 10' 4" (3.30m x 3.15m)
Dining Room	13' 11" x 10' 10" (4.24m x 3.30m)
Kitchen	10' 4" x 6' 1" (3.15m x 1.85m)
Bedroom One	10' 10" x 10' 4" (3.30m x 3.15m)
Bedroom Two	10' 6" x 8' 2" (3.20m x 2.49m)
Bathroom	10' 4" x 6' 1" (3.15m x 1.85m)



**HENDERSON
CONNELLAN**
ESTATE AGENTS

63 High Street,
Market Harborough,
Leicestershire,
LE16 7AF
01858 410400

marketharboroughsales@hendersonconnellan.co.uk



“Calling All First Time Buyers!”





**48 Nelson Street,
Market Harborough,
LE16 9AY**

£182,500



“Calling All First Time Buyers!”

Boasting a sought after location and off road parking to the rear, this two bedroom period terraced property offers an ideal step onto the property ladder or buy to let investment opportunity!

Property Highlights

- Boasting a sought after location and off road parking to the rear, this two bedroom period terraced property offers an ideal step onto the property ladder or buy to let investment opportunity!
- Close walking distance of the town centre, local amenities and the train station.
- Ideal buy to let investment, previously rented out for £650 per calendar month.
- Entrance is gained into the formal Dining Room featuring laminate flooring, a feature fireplace, access to a recessed storage cupboard and there is a window to the front elevation injecting an abundance of natural light with the south east facing aspect.
- Well proportioned Living Room benefitting from continued laminate flooring, access to the understairs storage cupboard and a glass panelled door leads out to the garden.
- Fitted Kitchen featuring tiled flooring, an array of eye and base level units, a square edge worktop, ceramic tiled splashbacks, a one and a half bowl stainless steel sink with draining board, an integrated oven with a four ring gas hob and extractor hood over and there is space for a fridge/ freezer and washing machine.
- Two double bedrooms, the master bedroom boasting fitted wardrobes and the second bedroom offering an outlook of the rear garden.
- Main Bathroom with tiled flooring and incorporating a three piece suite to include a panel enclosed bath with shower over, tiled splashback and screen, a vanity enclosed wash hand basin and a low level WC.

Outside

Situated within close walking distance of the town centre and local amenities, this two bedroom period property is conveniently located on an established street. The front of the property is neatly enclosed by a low level wall with a paved frontage and path leading to the front door. The rear garden is of a low maintenance design with a paved patio ideal for seating and a step rises up to the main lawn retainer by a low level blue brick wall. A slate border path leads to the secure timber gate and beyond the garden is a hard standing driveway providing off road parking for one car. The garden also benefits from access to a brick built outbuilding ideal for storage.