



**Connells**

Welland Park Road  
Market Harborough



Welland Park Road  
Market Harborough LE16 9DW

for sale guide price  
**£220,000**



### Property Description

A three-bedroom semi-detached property situated in this popular road close to all local amenities and the town centre.

The property requires refurbishment as reflected within the asking price with NO CHAIN to aid a potentially quick completion.

Accommodation briefly comprises entrance hall, lounge, kitchen diner, and downstairs bathroom. To the first floor there are three bedrooms, good size shower room and landing. There is also a garden to the rear.

Market Harborough has an excellent range of local shops and supermarkets, bars, restaurants, a theatre and leisure centre.

The town is well catered with local schools for all ages.

For the commuter, there are mainline rail services to London St Pancras in about an hour, with links to the Eurostar service, and the nearby motorways include the M1 accessible at Junction 20, with the A14 lying to the south.



## Entrance Hall

## Lounge

12' 4" max x 14' 5" into bay ( 3.76m max x 4.39m into bay )

Fireplace

## Kitchen/Diner

8' 5" x 13' 7" ( 2.57m x 4.14m )

Small pantry

## Downstairs Bathroom

## Bedroom One

12' 6" max x 9' 5" ( 3.81m max x 2.87m )

## Bedroom Two

11' 11" x 8' 6" ( 3.63m x 2.59m )

## Bedroom Three

8' 4" max x 6' 6" plus recess ( 2.54m max x 1.98m plus recess )

## Shower Room 1st Floor

## Outside

Good size garden with a side entrance and few sheds

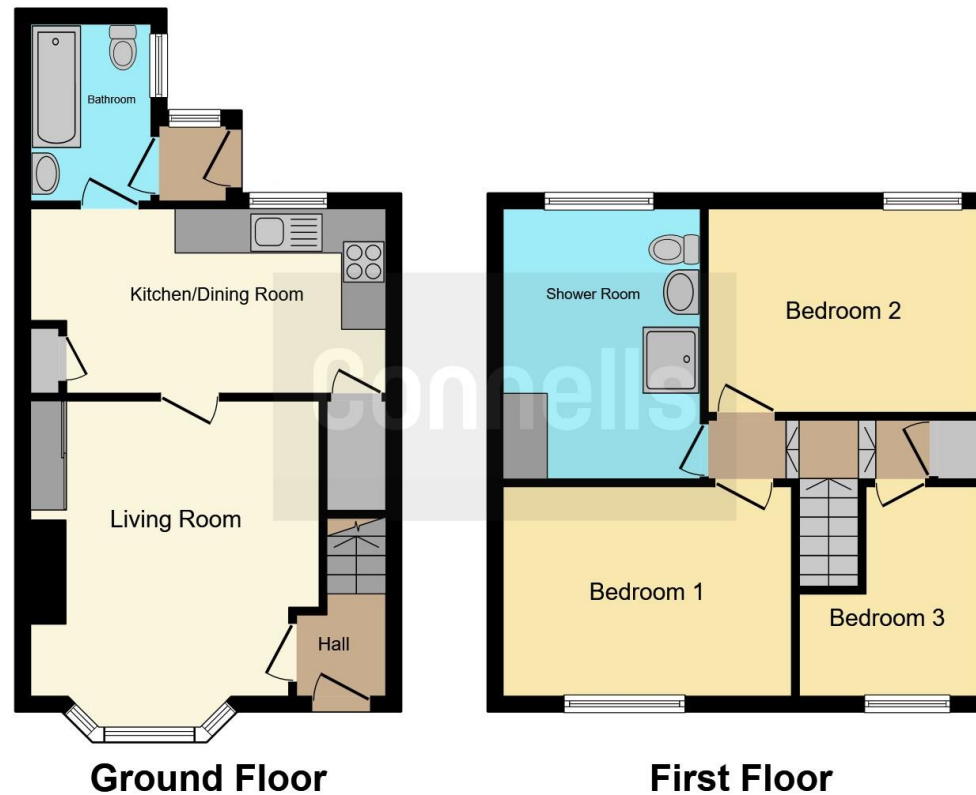












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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11 St. Marys Road  
 MARKET HARBOROUGH LE16 7DS

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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