ADAMS & JONES

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Service without compromise

185 Welland Park Road, Market Harborough, LE16

£200,000

With its extended kitchen addition to the rear, this two (originally three) bedroom mid terraced property offers a spacious square footage of approximately 900 squared foot. It is located opposite Market Harborough town's fantastic Welland Park recreation field, tennis courts and just a short walk down the road from Welland Park Academy. It is also within easy reach of the ever popular Farndon Fields Farm Shop and to the opposite direction is Market Harborough's town with its vast range of local amenities.

Its extended accommodation provides great scope for improvements offering buyers a great way of adding their own touch and improved value to this home. Accommodation briefly comprises; entrance hall, lounge opening through to dining room, utility room/ground floor wc, extended kitchen, conservatory (requiring attention), landing, two double bedrooms and re-fitted shower room. Outside the property offers a driveway providing off road parking for several vehicles and there's a good sized garden to the rear.

The property is offered though Adams & Jones with the added benefit of no upwards sales chain.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall
UPVC double-glazed front entrance door. Radiator. Stairs to first floor landing. Door through to lounge.

Lounge 14'1" max into bay x 12'5" (4.29m max into bay x 3.78m)

UPVC double-glazed bay window to the front with Welland Park views. Open fire place over granite hearth (no fire fitted) . Radiator. Opening through to dining room.

Dining Room 15'9" x 7'8" (4.80m x 2.34m)

UPVC double-glazed window to rear. Understairs storage cupboard. Radiator.

Corridor To Kitchen
UPVC double-glazed side entrance door leading outside. Radiator. Door to utility/wc. Opening out to kitchen.

Kitchen 12'1" x 9'9" (3.68m x 2.97m)

UPVC double-glazed window to side. UPVC double-glazed French doors through to conservatory. Refitted range of wall and floor mounted units with roll edge work tops. One and a half bowl sink. Integrated dishwasher. Electric double oven. Gas five ring hob with extractor hood over. Space for American fridge/freezer. Tiled splash backs.

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Utility/Ground Floor WC 7'8" x 4'8" (2.34m x 1.42m)

WC. Space and plumbing for washing machine and dryer with worktops over. Sink inset. Tiled walls.

Conservatory

Requiring attention with double-glazed windows and sliding doors out to the rear garden.

First Floor Landing

Loft access hatch to boarded loft space. Doors to all rooms.

Bedroom One 15'8" x 8'9" (4.78m x 2.67m)

UPVC double-glazed window to front with Welland Park views. Vertical radiator. Requiring plastering to walls.

Bedroom Two 11'6" x 7'9" (3.51m x 2.36m)

UPVC double-glazed window to rear. Radiator.

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Shower Room 8'4" x 7'6" (2.54m x 2.29m)

UPVC double-glazed window to rear. Large walk in shower cubicle. WC. Wash hand basin over storage unit. Heated towel rail. Wall mounted lit mirror with shaver point and demister. Tiled walls.

Outside

Front

Gravelled driveway providing off road parking for several vehicles. Gated side access tunnel (shared with next door) with double outside power points with private access into the rear garden.

Rear Garden

Sheltered paved pation. Wall and gate through to gravel area. Timber shed. Outside double power points. Water point.

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Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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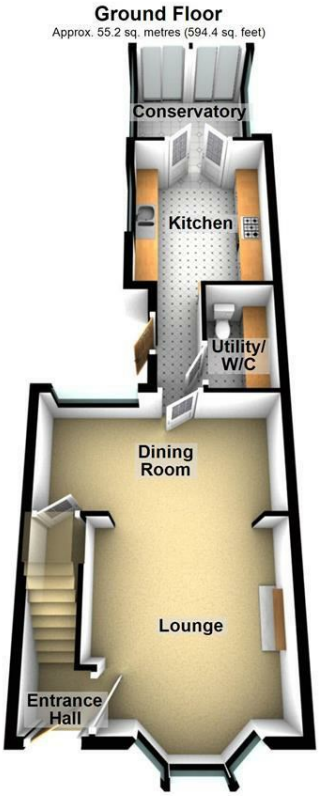
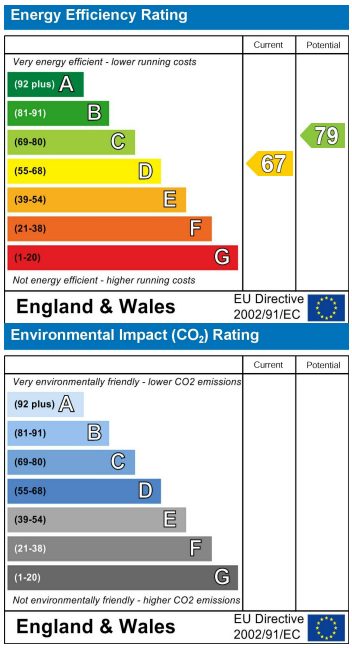
Floor Plan



Total area: approx. 84.7 sq. metres (911.9 sq. feet)

Area Map

Energy Efficiency Graph



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