



**HENDERSON
CONNELLAN**
ESTATE AGENTS

18 Dunmore Road

£150,000

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“Step On to The Property Ladder!”

Boasting ground floor accommodation with its own front door, this one-bedroom property offers the perfect step onto the ladder or an ideal downsize or investment purchase with its well-presented accommodation, generous proportions and popular location set in the heart of Little Bowden!

Conveniently located within walking distance to the town centre, local schools, Little Bowden recreation ground and the train station with links to London St Pancras within an hour.

Built in 2005, this one-bedroom property offers a unique opportunity and is offered for sale with no chain.

The property benefits from a 999-year lease from 2005 with no ground rent and a service charge of £512pa for 1/5/2024 to 30/4/2025.

Fantastic open plan kitchen/dining/living room boasting a dual aspect flooding the room with an abundance of natural light, with space for a dining table and chairs and a generous space to sit, relax and entertain.

The kitchen features tiled flooring, a host of eye and base level units, ceramic wall tiles, a roll top worksurface, a one and a half bowl sink with a mixer tap and draining board, a single oven and an electric hob and space for a fridge/freezer and a washing machine.

Entrance is gained through a composite front door into an entrance hall with a fitted door mat and a storage cupboard with a light.

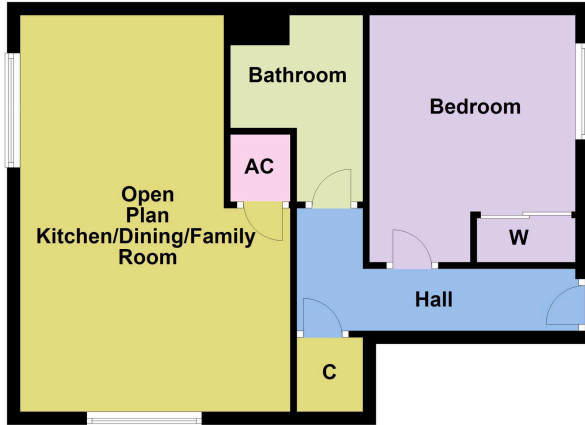
The well-proportioned double bedroom is positioned to the front elevation featuring a neutral décor and fitted wardrobes.

Modern bathroom comprising tiled flooring, a chrome heated towel rail, LED ceiling spotlights, and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

Situated in an established and popular residential location, the property is set within the sought after Little Bowden with a neat lawn frontage, established hedgerow and a paved path leads to the front door. To the rear of the property is an allocated parking space for one car.



Ground Floor



- Open Plan Kitchen/Dining/Living Room - 6.12m x 4.17m (20'1" x 13'8") max
- Bathroom - 2.84m x 2.03m (9'4" x 6'8") max
- Bedroom - 3.81m x 3.2m (12'6" x 10'6")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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