

## 7, Heygate Street, Market Harborough, LE16 7JR



**£240,000**

A fantastic project opportunity comes to the market here through Adams & Jones estate agents with no upward sales chain, offering its buyer the perfect opportunity to make it their own and potentially add significant value. The property is located on Heygate Street within close proximity to Market Harborough's vibrant town centre. There is a driveway providing vital off road parking and a garden at the rear. Internally accommodation requires renovation throughout and briefly comprises; entrance hallway, bay fronted lounge, dining room opening through to kitchen, landing, three bedrooms and bathroom. We are anticipating high interest in this property and therefore advise a swift response.

*Service without compromise*



## Entrance Hallway

Single-glazed timber front entrance door. Radiator. Secondary glazed window to side. Under stairs storage cupboard.

## Lounge 11'7" max into bay window x 11'0" (3.53m max into bay window x 3.35m)

Single-glazed timber framed bay window to front. Open fire place. Radiator.

## Dining Room 12'0" x 11'0" (3.66m x 3.35m )

Single-glazed window to rear. Gas fire (not tested). Radiator. Opening through to kitchen.

## Kitchen 18'2" x 5'5" (5.54m x 1.65m)

Extended to the rear with UPVC double-glazed window to side. Double-glazed aluminium framed sliding patio doors to rear. Fitted range of wall and floor mounted units with roll edge work tops. One and a half bowl sink with mixer tap and drainer. Space and plumbing for various appliances. Tiled splash backs.

## First Floor Landing

Timber framed single-glazed window to the side.

## Bedroom One 12'0" x 10'9" (3.66m x 3.28m)

UPVC double-glazed window to rear. Built in cupboard. Radiator. Picture rail.

## Bedroom Two 10'9" x 9'9" (3.28m x 2.97m)

Timber double-glazed window to front. Radiator. Spotlights to ceiling. Picture rail.

## Bedroom Three 8'4" x 5'9" (2.54m x 1.75m)

UPVC double-glazed window to rear. Electric panel heater. Wall mounted ideal logic plus combination central heating boiler (not tested).

## Bathroom 5'7" x 5'2" (1.70m x 1.57m)

Timber framed opaque double-glazed window to front. WC. Wash hand basin. Panelled bath with shower mixer tap over. Radiator. Panelled splash backs. Loft access hatch.

## Outside

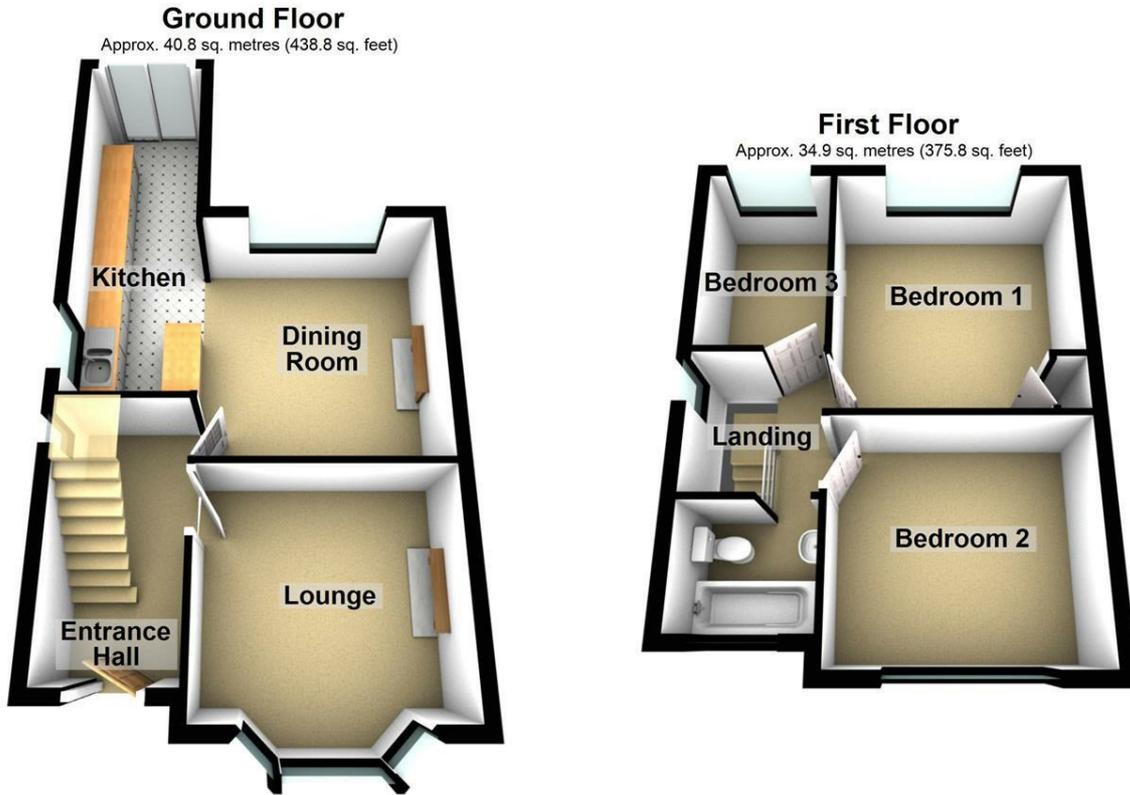
### Front

Driveway for one vehicle. Potential to extend further down to the side of the property for further vehicles. Hedged and fenced front garden. Steps to front entrance door. Gated side access to the rear garden.

### Rear

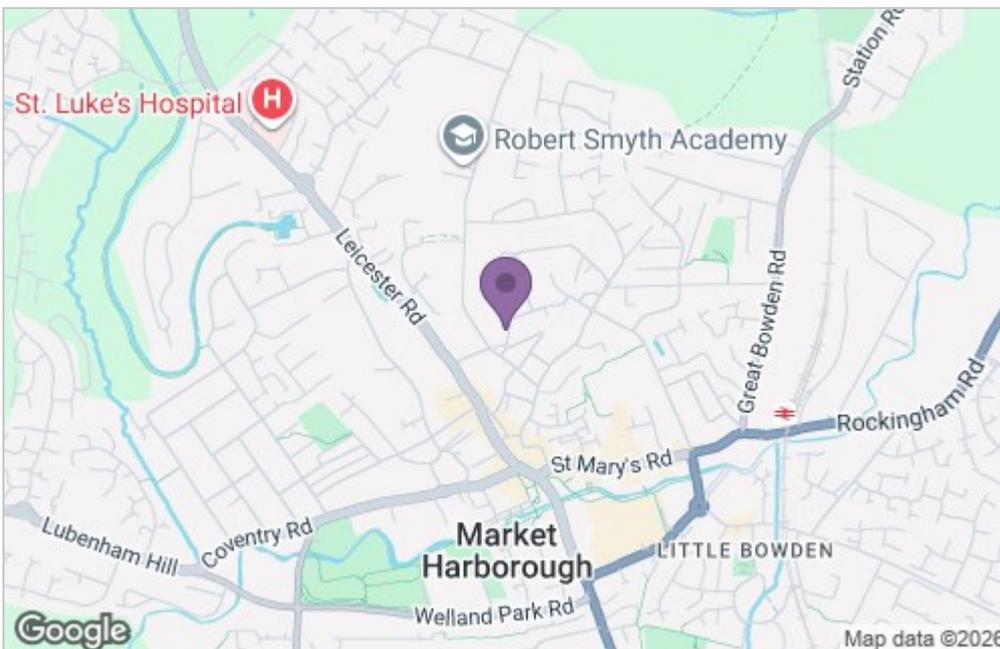
Mainly paved. Small lawned area. Plant borders. Enclosed by timber fencing.

## Floor Plan

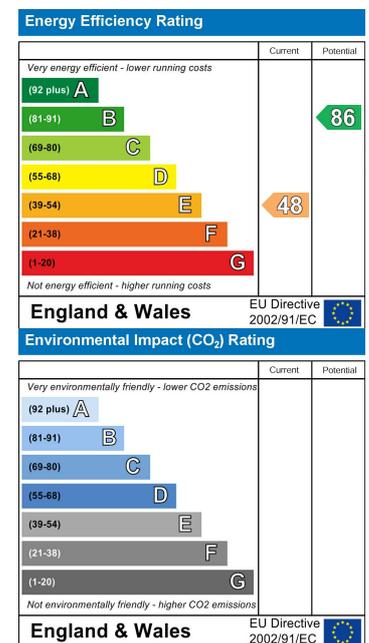


Total area: approx. 75.7 sq. metres (814.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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