



## 50 Nelson Street, Market Harborough

Guide Price **£225,000**



Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



## 50 Nelson Street

Market Harborough, Market Harborough

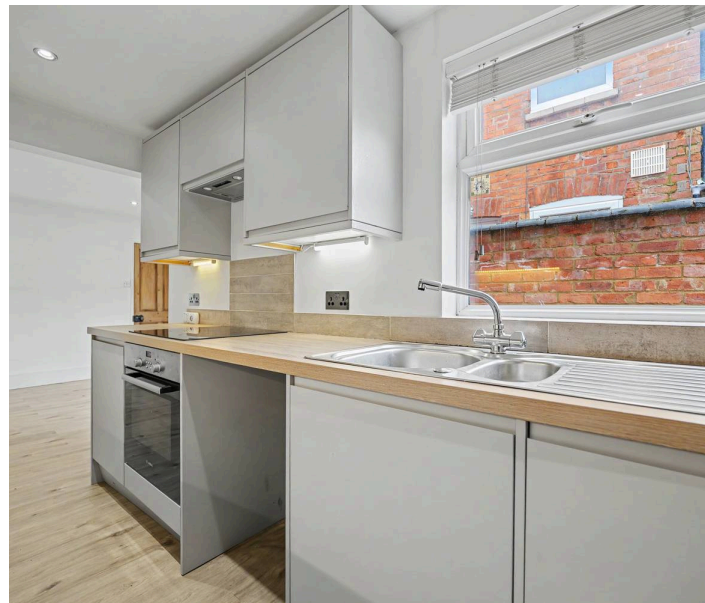
Council Tax band: A

Tenure: Freehold

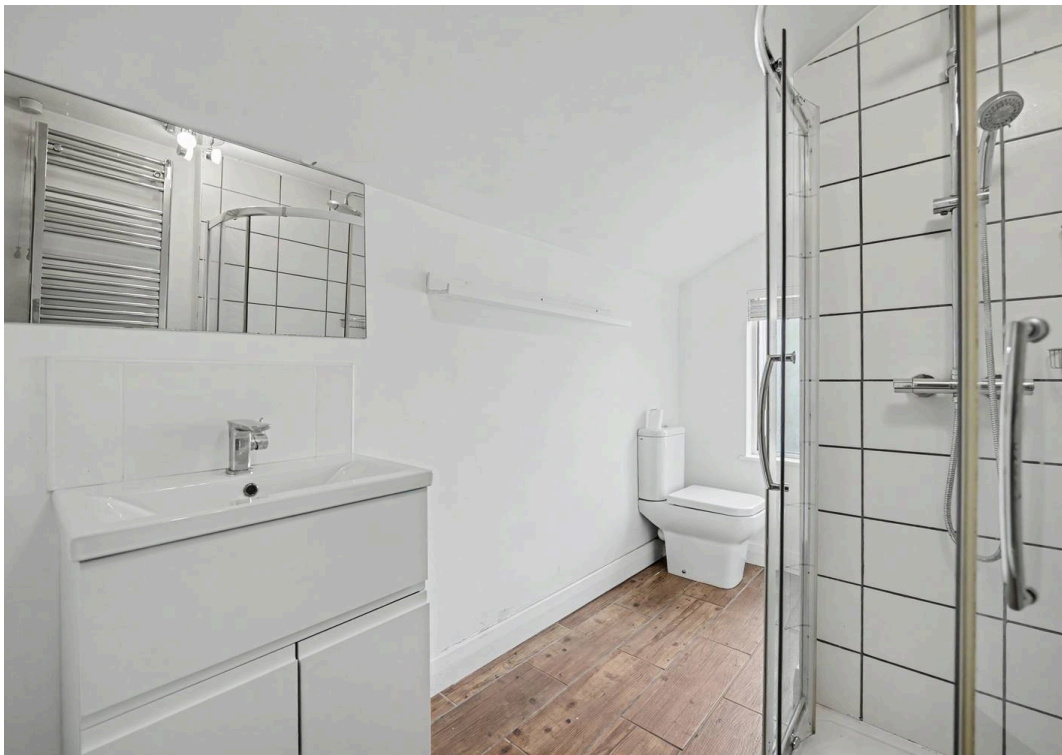
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 2 Bedroom terraced property close to town centre
- 2 Reception rooms
- 2 Double bedrooms and upstairs bathroom
- Home office unit in rear garden
- Recently refitted galley kitchen with stylish fitted units and feature towel radiator
- Log burner to living room
- Downstairs cloaks
- Decking and AstroTurf to rear

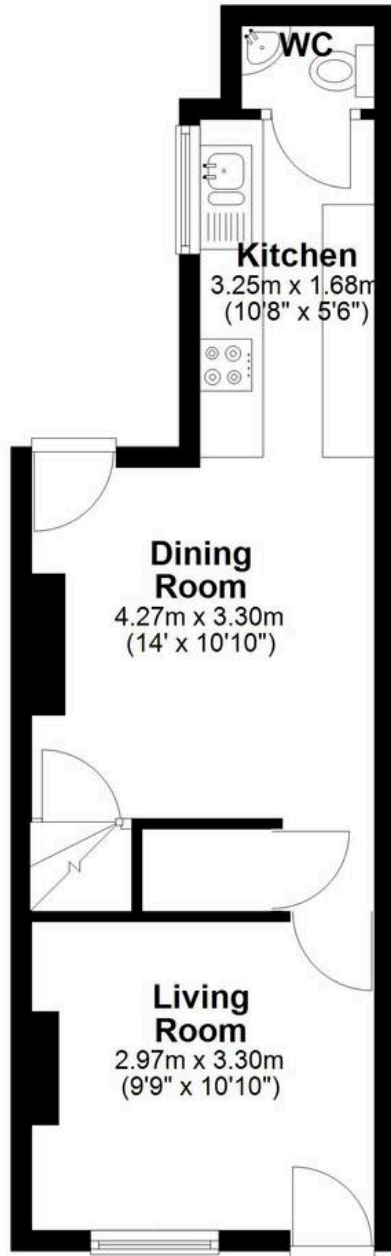






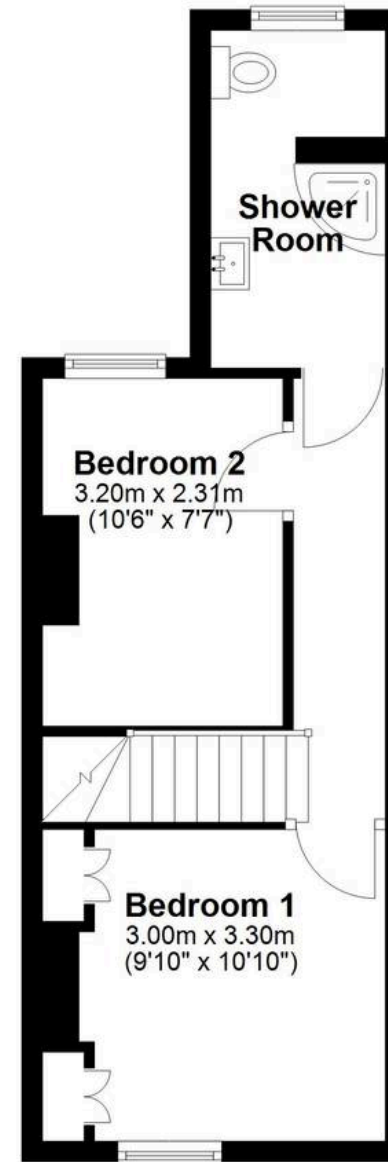
## Ground Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



Total area: approx. 60.5 sq. metres (651.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



## Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

01858431315 · [mkt.harboroughsales@sheldonbosleyknight.co.uk](mailto:mkt.harboroughsales@sheldonbosleyknight.co.uk) · [www.sheldonbosleyknight.co.uk/](http://www.sheldonbosleyknight.co.uk/)

### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.