Marmion Close
Market Harborough
LE16 9GS

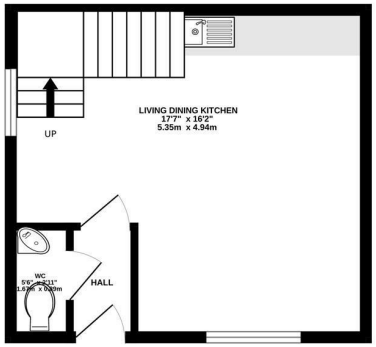
£220,000

OSCAR JAMES

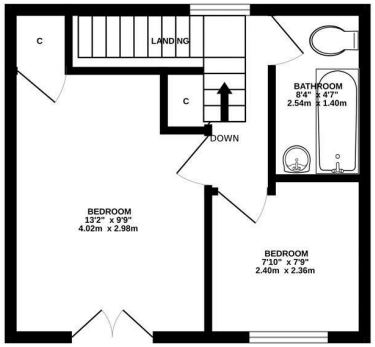
...expect excellence

FLOOR PLANS

GROUND FLOOR
285 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- 1 Reception Room
- 1 Kitchen
- 2 Bedrooms
- 1 Bathroom
- 1 Allocated Off Road Parking Space

WHAT'S GREAT?

Situated within a quiet cul-de-sac on Marmion Close, this well-presented two-bedroom end-terrace property offers comfortable and practical accommodation and would make an ideal home for first-time buyers or those looking for a conveniently located property close to Market Harborough town centre.

The accommodation briefly comprises an entrance hall, ground floor WC, kitchen/reception room, two bedrooms and a three-piece bathroom.

Upon entering the property, the entrance hall provides access to the ground floor WC and the open-plan kitchen/reception room. The kitchen area is fitted with a range of eye and base level units, providing useful storage and workspace, while the reception area offers room for a comfortable living space along with a small dining table and chairs.

To the first floor are two well-proportioned bedrooms along with a three-piece bathroom comprising a bath tub, wash hand basin and WC.

Externally, the property benefits from allocated off-road parking for one vehicle and a useful storage cupboard providing additional space for household items or outdoor equipment.

The property is conveniently situated within walking distance of Market Harborough town centre, where you will find a wide variety of local amenities including a selection of shops, cafés, restaurants, schools and everyday conveniences. The town also offers excellent transport links, making this an appealing location for those looking to enjoy both a quieter residential setting and easy access to the amenities of the town centre.

Contact Oscar James, Market Harborough, to arrange your viewing.

SELLER'S SECRET

Great property for first time buyers!

Why we like it....

Well presented throughout with off road parking!

To buy or not to buy....

OSCAR JAMES

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