ADAMS & JONES

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Service without compromise

31 Britannia Walk, Market Harborough, LE16 8BF

£260,000

With room dimensions more akin to that of a larger detached family home, this deceptively spacious two double bedroom mid terrace offers somebody all the space they might need as a first or second time purchase or would even make a great house to downsize to. Its fantastic location is extremely well located for Market Harborough's range of supermarkets with easy walkable access through to the town centre. Accommodation has been freshened up throughout with new carpets and Adams & Jones are pleased to be presenting the property for sale with no upwards sales chain. Accommodation briefly comprises entrance hall, ground floor WC, lounge, kitchen/diner, landing, two double bedrooms and bathroom with four piece white suite. Outside there is a private parking space directly in front of the house and additional visitors parking. To the rear of the property there is a fenced garden facing a South-Westerly direction which offers a blank canvas for any budding gardeners.

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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

Brand new double-glazed front entrance door. Radiator.

Ground Floor WC

Opaque UPVC double-glazed window to front. WC. Wash hand basin. Extractor fan. Tiled splash backs. Radiator.

Lounge 19'5" max into stairs x 16'9" max into bay / 10'2" (5.92m max into stairs x 5.11m max into bay / 3.10m)

UPVC double-glazed bay window to front. TV point. Telephone point. Understairs storage cupboard. Two radiators. French doors through to kitchen/diner.

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Kitchen/Diner 19'4" x 9'5" (5.89m x 2.87m)

UPVC double-glazed window to rear. UPVC double-glazed French doors to rear. Fitted with a range of wall and floor mounted units with roll edge worktops and stainless steel sink. Cupboard housing re-fitted Worcester combination boiler. Integrated fridge. Electric oven and hob with extractor hood over. Space and plumbing for washing machine. Tiled splash backs. Radiator.

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Galleried Landing

UPVC double-glazed window to front. Loft access hatch. Cupboard. Radiator.

Bedroom One 13'3" max x 11'6" plus door recess (4.04m max x 3.51m plus door recess)

UPVC double-glazed window to rear. TV point. Telephone point. Built in wardrobe. Radiator.

Bedroom Two 12'5" x 10'4" / 7'8" (3.78m x 3.15m / 2.34m)

UPVC double-glazed window to front. Radiator.

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Bathroom 9'5" x 7'4" (2.87m x 2.24m)

Opaque UPVC double-glazed window to rear. Four piece white suite comprising WC, wash hand basin, panelled bath and shower cubicle. Shaver point. Extractor fan. Radiator.

Parking

In front of the property is one private allocated car parking space plus an addition shared visitors space for the residents at the end of the close. Side access pathway runs around to the rear garden.

Rear Garden

Facing aa South-Westerly direction and having been left as a blank canvas for the new owners with a paved patio in place and timber fencing surrounding.

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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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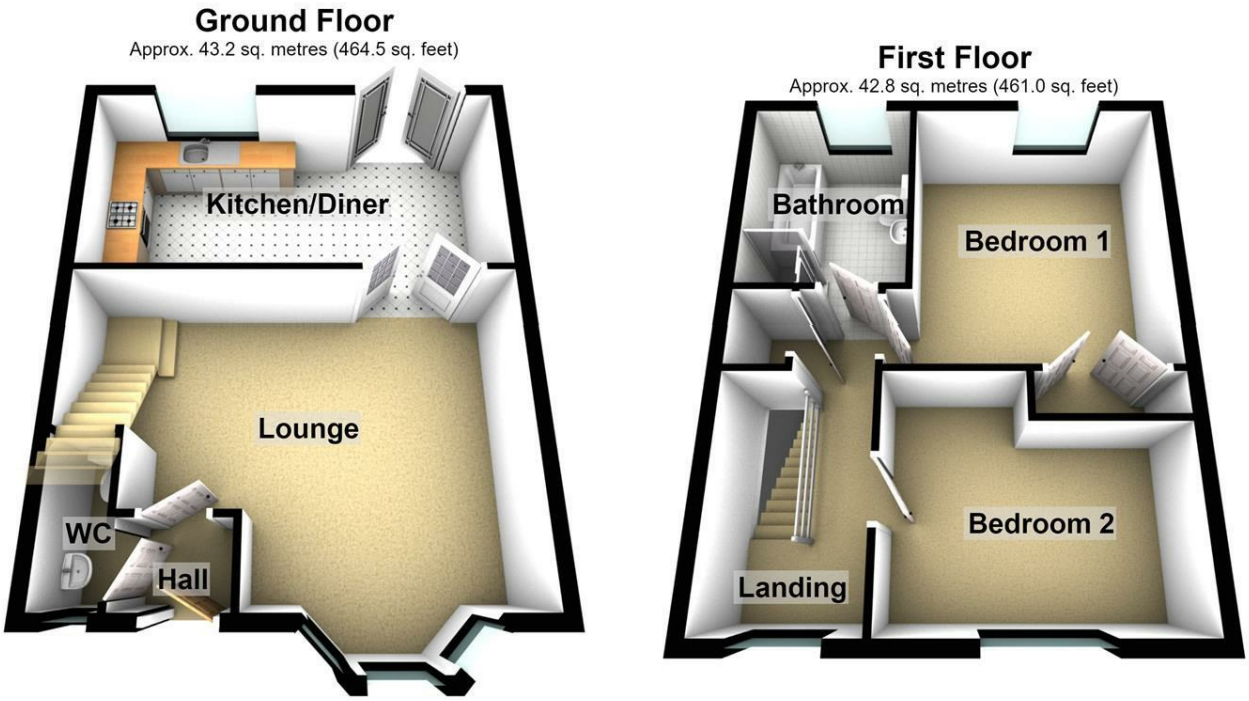
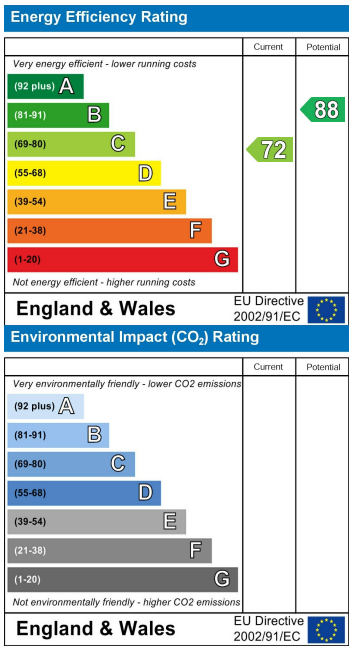
Floor Plan



Total area: approx. 86.0 sq. metres (925.5 sq. feet)

Area Map

Energy Efficiency Graph



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