



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Albert Road, Market Harborough

2 1 2



"The Perfect Opportunity"

Offered for sale for the first time since the property was built in 1936, this impressive and detached bungalow is situated close to the town centre and the train station, offering the perfect opportunity to fully modernise throughout!

Situated within walking distance to the town centre with a variety of independent local shops and restaurants, supermarkets, other local amenities and the train station with links to London St Pancras within an hour.

Entrance through the double uPVC doors leading into the porch with a door opening through into the spacious entrance hall. The entrance hall features all original internal 1930's doors with Art Deco original door handles.

Spacious living room boasting a bay window, original timber panelling, original timber flooring, and an open fireplace with a tiled hearth.

Dining room with a window to the rear elevation and quarry tiled flooring.

Small kitchen comprising quarry tiled flooring, base level units, a stainless-steel sink, a freestanding cooker, access to the pantry cupboard and a door through to the utility room.

Two well-proportioned bedrooms, both of which benefit from being double in size.

Traditional bathroom with what is believed to be the original metro tiles, a low-level WC, a pedestal wash hand basin and a panel enclosed bath.

The loft is accessed from the bathroom, boasting a deceptively spacious space offering the potential to be converted into further bedrooms and living space if required (subject to relevant consent).

Agents note: The property is in need of a full modernisation and Henderson Connellan have not undertaken any surveys on the property. It is highly recommended that any potential buyers assess the property thoroughly themselves and instruct a competent surveyor to carry out a full report.

The property features a small frontage enclosed by a low-level fence with a path to the front door. The rear garden provides a paved patio leading from the rear doors, mature plantings and a large timber garage-sized shed to the rear of the boundary.

Living Room - 4.85m x 4.24m (15'11" x 13'11") max

Dining Room - 3.91m x 3.07m (12'10" x 10'1")

Kitchen - 2.57m x 2.11m (8'5" x 6'11")

Pantry - 2.08m x 1.19m (6'10" x 3'11")

Utility - 2.24m x 2.13m (7'4" x 7'0") max

Rear Porch - 1.22m x 1.02m (4'0" x 3'4")

Main Bedroom - 4.85m x 3.63m (15'11" x 11'11")

Bedroom Two - 3.91m x 3.33m (12'10" x 10'11")

Bathroom - 2.9m x 2.41m (9'6" x 7'11") max





- Modernisation Opportunity
- Detached Bungalow
- Walking Distance to Town Centre and Train Station
- Garage



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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