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Service without compromise

109 Logan Street, Market Harborough, LE16 9AP









Offers Over £190,000

Situated in a sought after residential area close to the canal towpath is this delightful mid terrace cottage. The accommodation benefits from a modern central heating system and double glazing but would benefit from some refurbishment as reflected within the asking price.

The accommodation briefly comprises: Lounge with open fireplace, fitted kitchen/diner, rear lobby, shower room, landing and two double bedrooms. There is also a good sized lawned garden.

Ideally suited to a first time buyer or 'buy to let' investor, we would highly recommend an early viewing.

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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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Lounge 12'5" x 12'4" (3.78m x 3.76m)



Accessed via opaque double-glazed front door. Double-glazed window to the front elevation. Feature open fireplace with timber surround. Radiation. Television point. Wall light. door to;

Lounge (Photo 2)



Kitchen/Diner 12'5" x 12'5" (3.78m x 3.78m)



Double-glazed window to the rear elevation. Roll edge work surfaces with complementary tiled splash backs. Fitted base and wall units. Fitted oven and four ring gas hob with stainless steel extractor hood over. Stainless steel one and a half sink and drainer. Radiator. Space and plumbing for automatic washing machine. Stairs rising to the first floor. Wood laminate flooring. Door to;

Kitchen/Diner (Photo 2)



Rear Lobby

Opaque double-glazed door leading outside. Wall mounted gas fired combination central heating boiler. Door to;

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Shower Room



Double shower cubicle with mains rain shower fitment. Low level wc. Wash hand basin. Complementary tiling. Radiator. Opaque double-glazed window.

Landing

Access to insulated loft space. Doors to bedrooms.

Bedroom One 12'5" x 12'5" (3.78m x 3.78m)



Double-glazed window to the front elevation. Radiator. Two pairs of fitted wardrobes. Wood laminate flooring. Telephone point. Fitted shelving.

Bedroom Two 12'5" x 9'4" (3.78m x 2.84m)



Double-glazed window to the rear aspect. Built in wardrobe. Radiator.

Front

Small walled and concreted four court. Gated pedestrian access to the rear garden.

Rear Garden



Extends to at least 60ft. Laid mainly to lawn with timber lat fencing. Pedestrian access for the neighbors.

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Rear Garden (Photo 2)



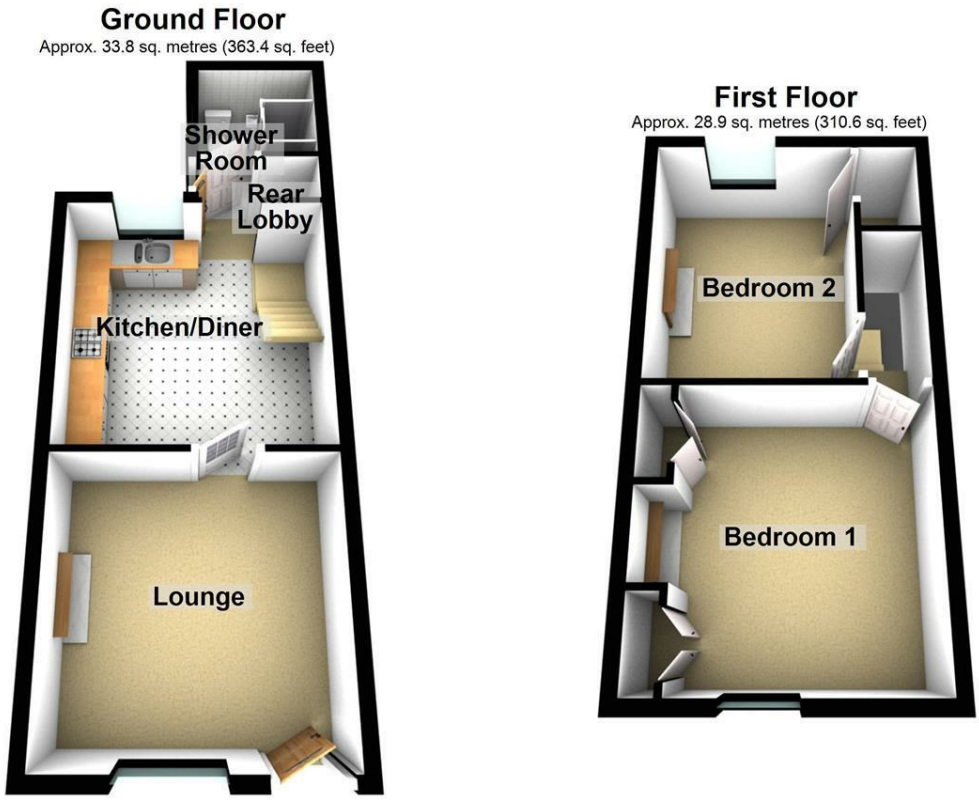
Notice for Prospective Buyers

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

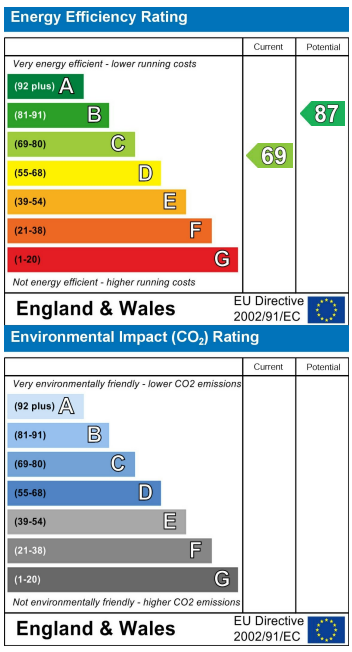


Total area: approx. 62.6 sq. metres (674.0 sq. feet)

Area Map



Energy Efficiency Graph



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