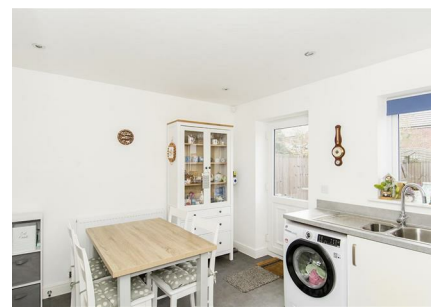


## 15 Thomas Avenue, Market Harborough, LE16 7BZ



### Offers Over £240,000

An attractive modern mid terraced property located within the highly regarded Wellington Place development of Market Harborough, well situated for easy access in to the town with its vast range of local amenities. Wellington Place itself offers a range of nearby amenities including a Sainsburys local, cafe, primary school, various recreational parks and green spaces and easy access to the canal tow path leading directly to Market Harborough's fantastic Union Wharf. The property itself briefly comprises; entrance hall ground floor WC, lounge, kitchen/diner, landing, two double bedrooms and bathroom. Outside there is an allocated parking space with an EV charging point and a further visitors parking space. To the rear of the property is a pleasant rear garden facing a approximately a south-westerly direction for the best of the sunshine.

*Service without compromise*

Entrance Hall



Composite double-glazed front entrance door. Radiator.

Lounge 15'5" x 9'4" (4.70m x 2.84m)



UPVC double-glazed window to front. Radiator.



Kitchen/Diner 12'7" x 10'9" (3.84m x 3.28m)



UPVC double-glazed window to rear. UPVC double-glazed rear entrance door to garden. Fitted range of gloss-faced wall and floor mounted units. Stainless steel one and a half bowl sink. Electric oven. Gas hob with extractor hood over. Integrated fridge/freezer. Integrated slimline dishwasher. Space and plumbing for washing machine. Cupboard housing combination gas central heating boiler. Understairs storage cupboard. Radiator.





Ground Floor WC



WC. Wash hand basin. Extractor fan. Radiator.

Landing



Loft access hatch.

Bedroom One 12'8" x 10'3" (3.86m x 3.12m)



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



Bedroom Two 10'6" to cupboard doors x 9'2" (3.20m to cupboard doors x 2.79m)



UPVC double-glazed window to front. Built in wardrobe. Radiator.



Bathroom 7'5" x 5'8" (2.26m x 1.73m)



WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Spotlights to ceiling. Extractor fan. Heated towel rail.

### Front

One private allocated parking space and extra communal visitors space. EV charging point.

### Rear Garden



Paved patio and pathway. Mainly laid to lawn. Timber shed.



## Maintenance Charge



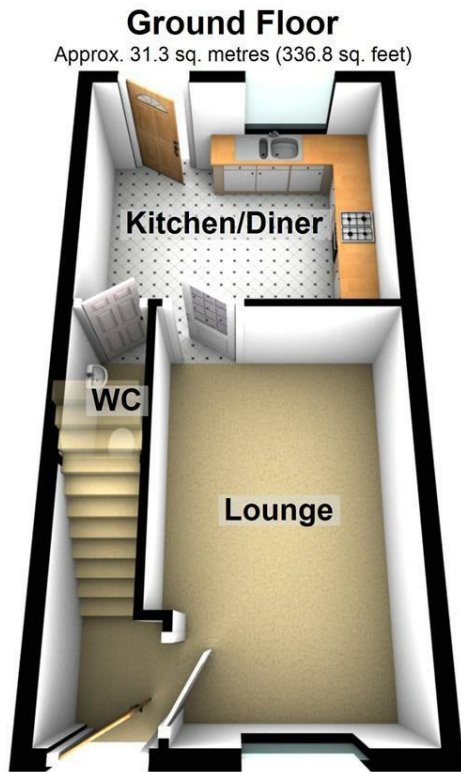
As with the majority with new properties there is a small maintenance fee for the up keep of the development believed to be within the region of £200 per annum.

## Note For Prospective Buyers



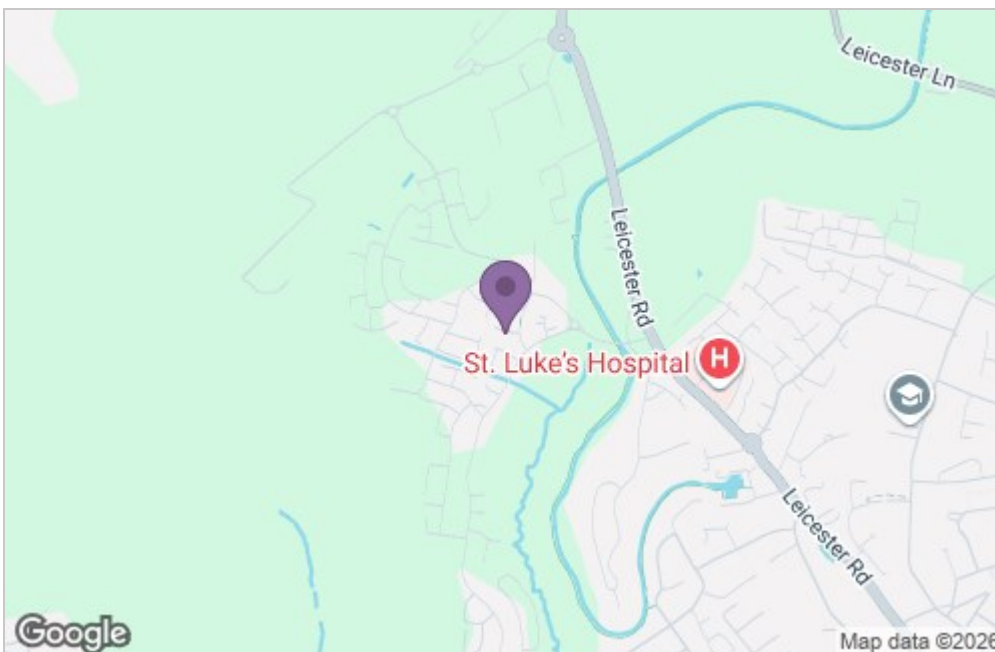
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



Total area: approx. 62.6 sq. metres (673.5 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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