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Service without compromise

72 Western Avenue, Market Harborough, LE16 9PW









£265,000

Adams & Jones are delighted to offer for sale with no upwards sales chain this superb three bedroom semi-detached with fantastic scope for modernisation and a brand new gas central heating boiler to be fitted in December 2026. Located on a pleasant tree lined road in Market Harborough, the property is well positioned to provide easy access to the town's vast range of local amenities. Accommodation briefly comprises entrance hall, lounge/diner, kitchen, landing, three bedrooms and shower room. Outside there's a block paved driveway leading to a single garage and a low maintenance garden at the rear.

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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 Hallway



UPVC double-glazed front entrance door and sidelight. Understairs cupboard housing electrics (refitted circa 2006). Radiator.

Lounge/Diner 19'8" x 12'7" / 10' (5.99m x 3.84m / 3.05m)



UPVC double-glazed window to front. Double-glazed sliding patio doors to rear. Gas fire with marble back panel and hearth and timber mantle over.





Kitchen 10' x 8'4" (3.05m x 2.54m)



UPVC double-glazed windows to side and rear aspects. UPVC double-glazed rear entrance door to garden. Fitted range of wall and floor mounted units with

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stainless steel sink inset to work tops. Gas oven. Gas hob with extractor hood. Space and plumbing for washing machine. Space for fridge. Radiator.







Landing

UPVC double-glazed window to side. Loft access hatch.

Bedroom One 13' x 10'1" (3.96m x 3.07m)



UPVC double-glazed window to front. Radiator.



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Bedroom Two 12'11" x 6'3" (3.94m x 1.91m)



UPVC double-glazed window to rear. Radiator.



Bedroom Three 10'1" x 8'5" max / 5'5" min (3.07m x 2.57m max / 1.65m min)



UPVC double-glazed window to front. Cupboard housing brand new gas central heating boiler to be fitted December 2026. Radiator.

Shower Room 6'4" x 6'4" (1.93m x 1.93m)



Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Shower cubicle. Airing cupboard. Radiator.

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Front



Low level brick wall to the front boundary. Block paved driveway to the front also leading down the side of the property to the garage. UPVC double-glazed entrance door leading into the rear garden.

Garage 16'1" x 7'9" max internal measurements (4.90m x 2.36m max internal measurements)



Double timber access doors. Timber windows to side.

Rear Garden



Of a low maintenance design, mainly laid to paving and gravel. Greenhouse, timber shed, brick outside storage cupboard. Water point.

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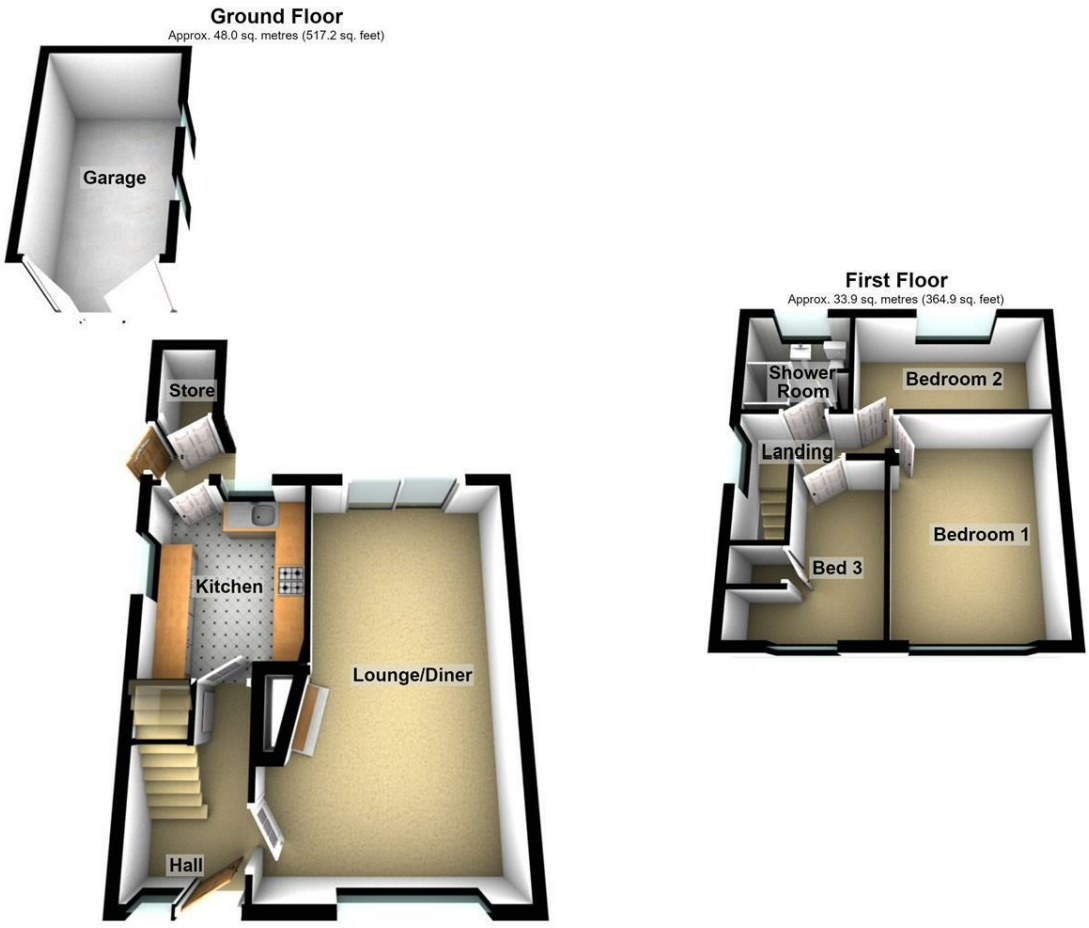
Note for Prospective Buyers

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

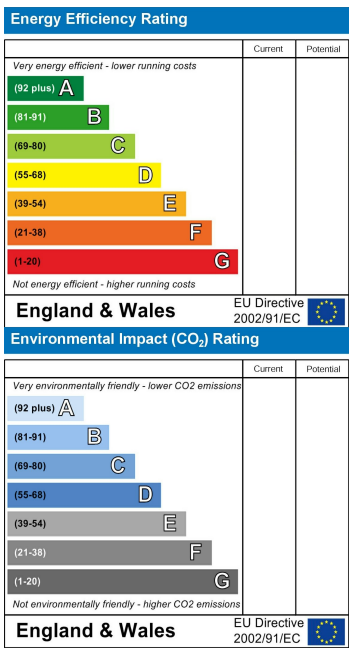


Total area: approx. 81.9 sq. metres (882.0 sq. feet)

Area Map



Energy Efficiency Graph



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