



Connells

Western Avenue
Market Harborough



Property Description

This recently renovated Three bedroom detached bungalow is found in excellent condition throughout and occupies a generous plot.

The bungalow has recently gone through an extensive renovation scheme by the current owners which includes; new wiring, new ceiling throughout, new kitchen and a new bathroom. The roof also fully renovated, colour bonded, and re-sealed. The whole property also has had a monocouche render with extra insulation layer which can last over 25 years.

The vendors also replaced the internal gas pipes. Within the property there are three good sized double bedrooms, with bedroom number three accessed via bedroom number two. In addition, there is a well-proportioned, kitchen, summer room and family shower room. The loft space also insulated, boarded with lights and a loft ladder!

The bungalow could be considered as still benefiting from a garage as it can be easily converted back to a garage.

Conveniently located within walking distance to Western Avenue shops, Burford Green recreation ground, local schools, the town centre and the train station. The A6 and A14 are also within close driving distance with links to the M1 and M6.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch/Entrance Hall

The bungalow itself is accessed under a covered storm porch through a front door where you arrive in the entrance hall. The entrance hall gives access to all internal accommodations with doors leading through to the lounge.

Lounge

13' 4" x 14' 11" (4.06m x 4.55m)

Generously sized sitting room which benefits from a bay window to the front elevation and further window to the side elevation.

Kitchen

10' 11" x 10' 10" (3.33m x 3.30m)

The kitchen comprises of a range of base and eye level units with a complimentary worktop over, within the kitchen. There is a fitted oven with four ring gas hob and extractor fan over further to this there is space for a washing machine, tumble dryer and fridge freezer. From the kitchen you gain access to a useful pantry cupboard and access is also gained from here into the summer room.

Conservatory

9' 1" x 6' 5" (2.77m x 1.96m)

The summer room is a space that overlooks the rear garden and in addition there is a door leading to the outside and access to the boiler cupboard

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)

Bedroom one is a generously sized double bedroom located to the front of the property with a bay window.

Bedroom Two

11' 4" x 10' 11" (3.45m x 3.33m)

Bedroom two is found to the rear of the home and is also a generously sized double bedroom, which has sliding patio doors giving access to the rear garden beyond.

Bedroom Three

11' 2" x 8' 6" (3.40m x 2.59m)

Bedroom three can only be accessed by bedroom number two and is considered a double bedroom that has aspect windows to the side and rear elevations.

Shower Room

Family shower room comprising easy access walk-in shower enclosure, wc and wash hand basin.









Total floor area 88.3 m² (951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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