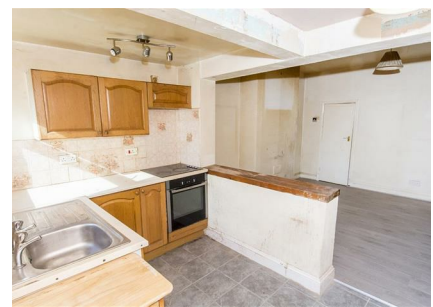


35 Granville Street, Market Harborough, LE16 9EU



£190,000

A fantastic modernisation proposition, this good sized end terrace period home is situated within a popular area close to the town centre, shops, parks and amenities. Adams & Jones are pleased to be able to present it to the market with no upward sales chain to aid a potentially swift completion. This great home offers scope for further improvements and boasts an extended open plan kitchen/diner, three bedrooms and south facing rear garden. The accommodation comprises: Lounge, kitchen/diner, utility area, downstairs shower room and three bedrooms. Outside is a low maintenance front garden and to the rear is a good sized south-facing garden.

Service without compromise

Lounge 12'1" x 11'3" (3.68m x 3.43m)



Accessed via a UPVC front door. UPVC double glazed window to front aspect. TV point and Radiator.

Dining Room 12'1" x 11'3" (3.68m x 3.43m)



Open plan through to: kitchen. Access to under stairs storage cupboard. Telephone point. Radiator. Laminate wooden flooring.

Kitchen 12'1" x 8'6" (3.68m x 2.59m)



Comprising: A selection of fitted base and wall units with roll edge laminate worktop. Single bowl stainless steel sink with drainer. Electric fan assisted oven and electric hob over. Space for freestanding fridge freezer. UPVC double glazed window to rear aspect. Tiled flooring. Opening through to: utility area.

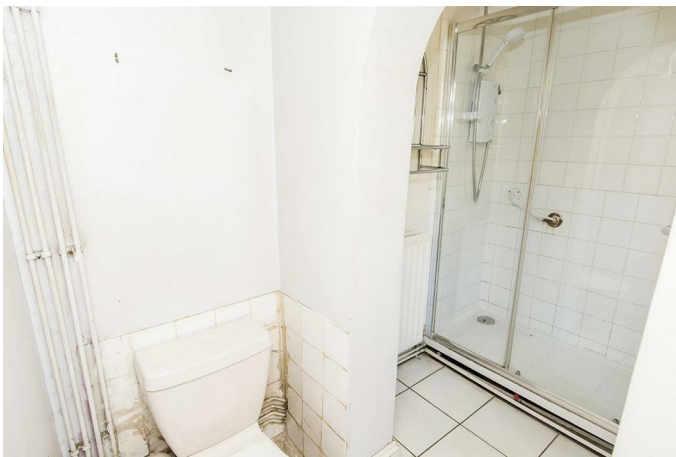


Utility Area 5'11" x 3'10" (1.80m x 1.17m)



Fitted base and wall units with roll edge laminate worktop. Space and plumbing for freestanding washing machine. Door out to: rear garden. Door through to: bathroom.

Shower Room 8'3" x 5'8" (2.51m x 1.73m)



Comprising: Double shower, low level WC and wash hand basin. Heated towel rail. Tile flooring. UPVC double glazed window to side aspect.



Bedroom One 12'1" x 11'3" (3.68m x 3.43m)



UPVC double glazed window to front aspect. Storage cupboard. Radiator.



Bedroom Two 12'1" x 11'3" (3.68m x 3.43m)



UPVC double glazed window to rear aspect. Radiator. Door through to: bedroom three.

Bedroom Three 15'10" x 6'0" (4.83m x 1.83m)



UPVC double glazed window to rear aspect. Telephone point. Boiler. Radiator.

Rear Garden



A good sized, south-facing, private garden with steps leading up to paved patio and lawn with gravel borders and a further gravel seating area to the rear boundary.





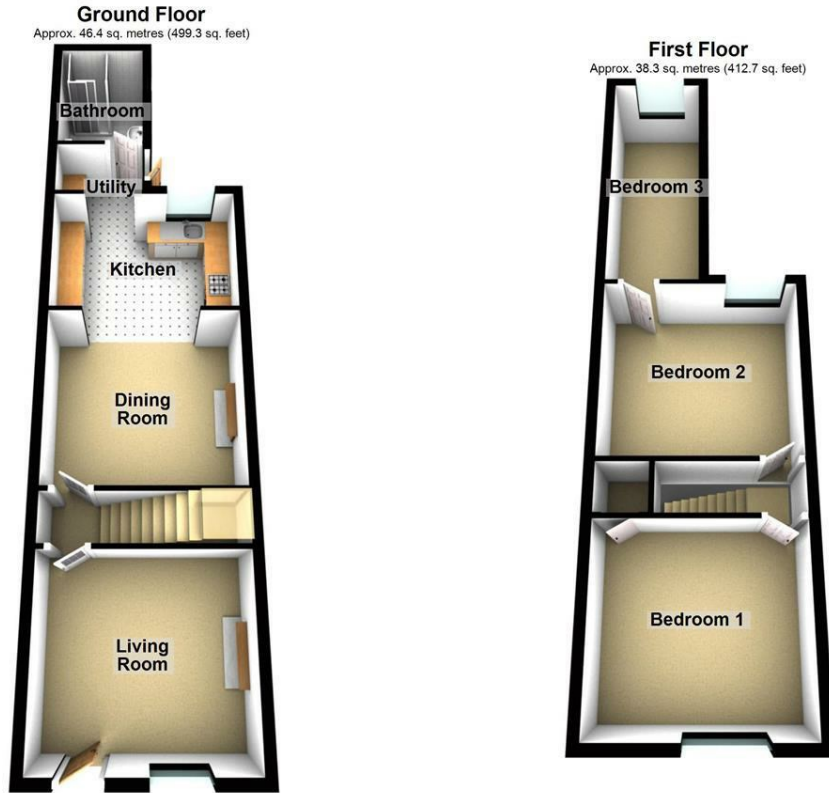
Rear Aspect



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.

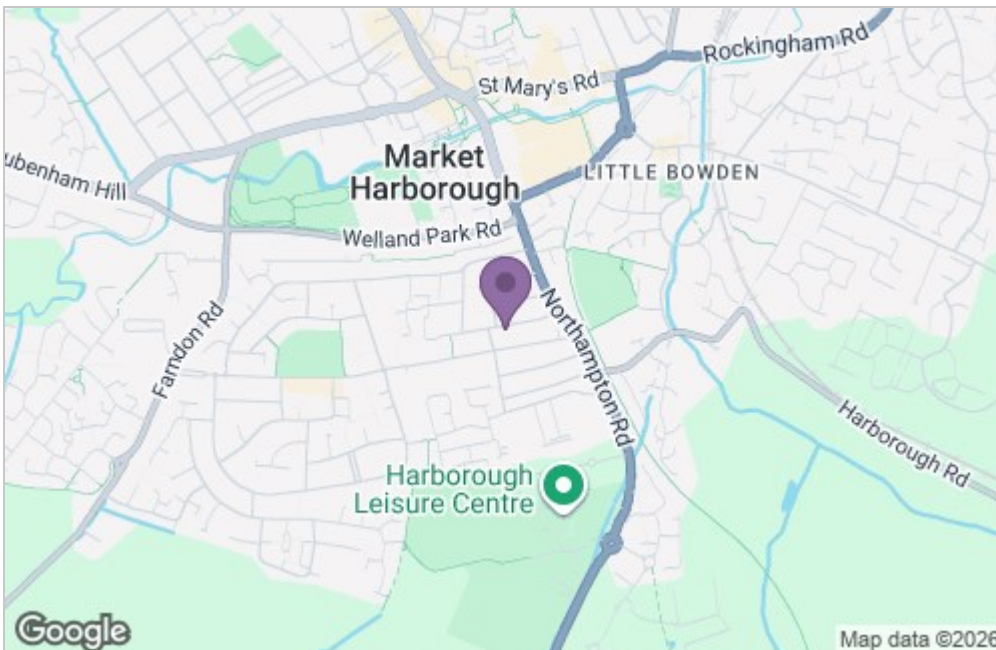
Floor Plan



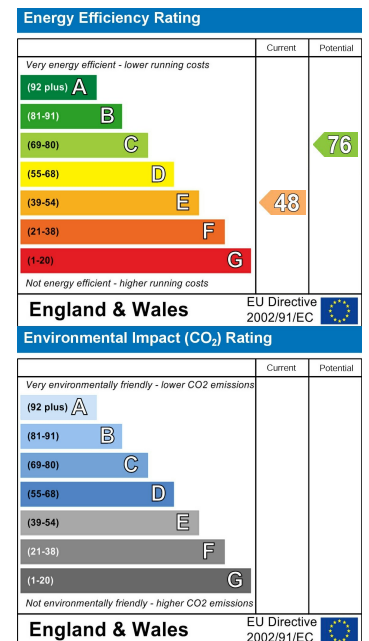
Total area: approx. 84.7 sq. metres (912.0 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise