



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Bath Street, Market Harborough, LE16 9EJ

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## "Project Potential!"

Boasting a desirable layout, two double bedrooms and situated on a popular established road, this two bedroom period property offers fantastic potential for further modernisation making an ideal investment purchase!

Agents Note: The property is in need of a full modernisation and it is worth noting that the tree at the front is causing structural damage to the property. As we understand, the tree is the responsibility of HDC. Henderson Connellan has some documents from a structural survey visit and a quote for remedial works from October 2024, which can be shared if a potential buyer wishes. Please be aware that these quotes and surveys are from October 2024 and as such, either further movement could have happened or the costs for remedial work could have significantly increased. These quotes do not form part of any valuation and we strongly advise that any potential buyer performs their own enquiries with regards to any structural, remedial or renovation works.

Sought after residential location situated within walking distance of the town centre, train station, local amenities and the schools.

Offered for sale with NO CHAIN and requiring modernisation, perfect for those who wish to add their own stamp to a property!

Entrance is gained into the bay fronted living room with an open fireplace, deep skirting boards and a fitted cupboard recessed into the alcove. The living space is naturally light from the windows and offers access into the fitted understairs storage cupboard.

Second reception room/dining room with a feature cast iron fireplace, a window out to the garden and a generous opening through to the kitchen.

Fitted kitchen with a generous opening into the dining room creating an open plan feel with a side window and door out to the garden. The kitchen would benefit from being replaced but currently comprises base level units, a roll top work surface, a stainless steel sink, fitted oven with a four ring hob and space for a fridge/freezer and washing machine. There is a modern Worcester combi boiler providing gas central heating to the property.

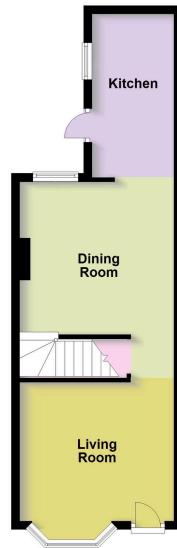
Two good sized bedrooms, both benefitting from being double in size, with the main bedroom featuring a fitted cupboard and the second bedroom boasting a period fireplace.

Generously proportioned bathroom with an attractive raked ceiling and a three-piece suite. The three-piece suite comprises a panelled enclosed bath, a low level WC and a pedestal wash hand basin.

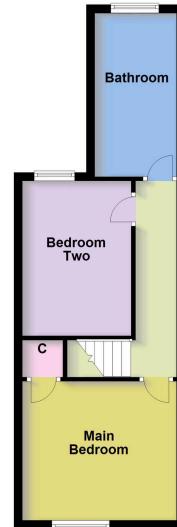
Neatly enclosed by a low level brick wall, the property features a small frontage and a paved path leads to the front door. The rear garden is of a generous size and has the potential to be a delightful space with its south facing aspect.



Ground Floor



First Floor



- Living Room - 3.66m x 3.3m (12'0" x 10'10")
- Dining Room - 3.66m x 3.58m (12'0" x 11'9")
- Kitchen - 3.89m x 1.96m (12'9" x 6'5")
- Main Bedroom - 3.63m x 3.33m (11'11" x 10'11")
- Bedroom Two - 3.61m x 2.69m (11'10" x 8'10")
- Bathroom - 3.73m x 1.98m (12'3" x 6'6")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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