

7 Welland Park Road, Market Harborough, LE16 9DN



£215,000

Located on the Northampton Road end of Welland Park Road providing easy access into Market Harborough's vibrant town centre and its vast range of town amenities is this three bedroom semi-detached property. The front of the property provides a gravelled driveway for off road parking and there is a South facing rear garden behind. Internally its accommodation briefly comprises; entrance hall, lounge, kitchen/diner, bathroom and three bedrooms. The property is presented for sale through Adams & Jones estate agents with the added benefit of no upward sales chain.

Service without compromise

Entrance Hall



UPVC double-glazed front entrance door. Radiator. Stairs to first floor landing. Door to lounge.

Lounge 14'0" x 12'6" (4.27m x 3.81m)



UPVC double-glazed bay window to front. Understairs storage cupboard. Radiator. Archway through to kitchen/diner.



Kitchen/Diner 16'1" x 8'4" (4.90m x 2.54m)



UPVC double-glazed window to rear. Fitted range of wall and floor mounted units. Stainless steel sink. Electric oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled walls. Tiled flooring. Radiator.



Bathroom 7'8" x 4'8" (2.34m x 1.42m)



Opaque UPVC double-glazed window to side. WC. Wash hand basin. Panelled bath with electric shower over. Tiled walls. Tiled flooring. Radiator.

Landing

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

Bedroom One 12'8" x 9'0" (3.86m x 2.74m)



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



Rear Entrance Lobby

Opaque UPVC double-glazed rear entrance door and window.

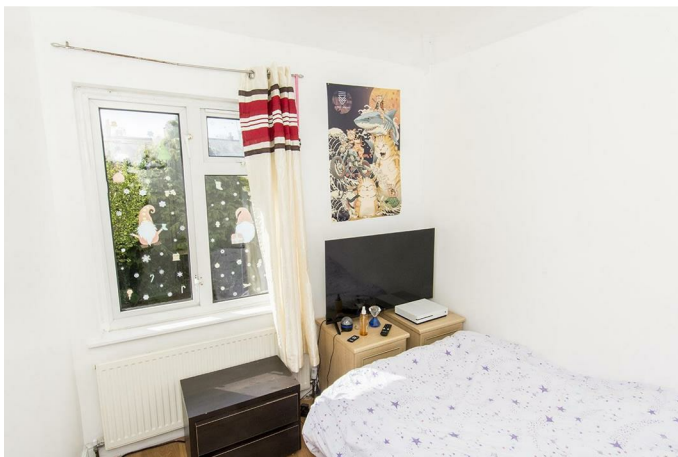


Bedroom Two 11'7" x 7'9" (3.53m x 2.36m)



UPVC double-glazed window to rear. Radiator.

Bedroom Three 8'5" x 7'5" (2.57m x 2.26m)



UPVC double-glazed window to rear. Radiator.

Front



Driveway providing off road parking for at least two cars, possibly up to four.

Rear Garden



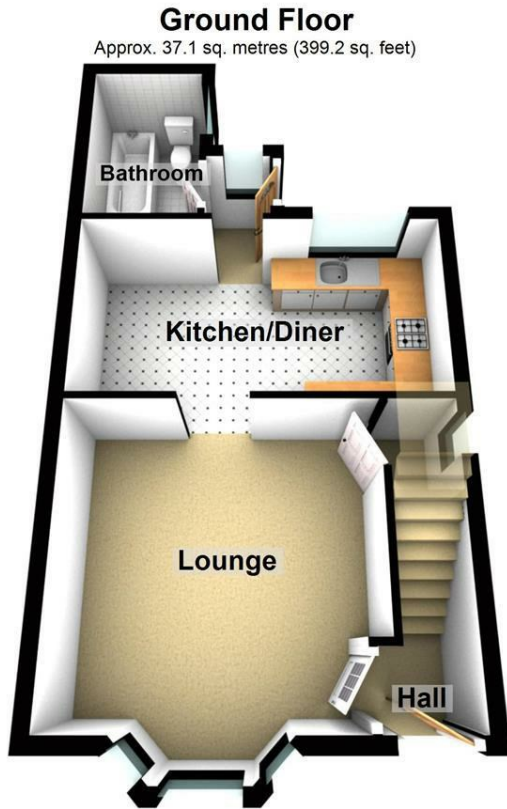
Mainly laid to concrete and paving. Timber shed. Gated side access leading back around to the front.



Note For Prospective Buyer

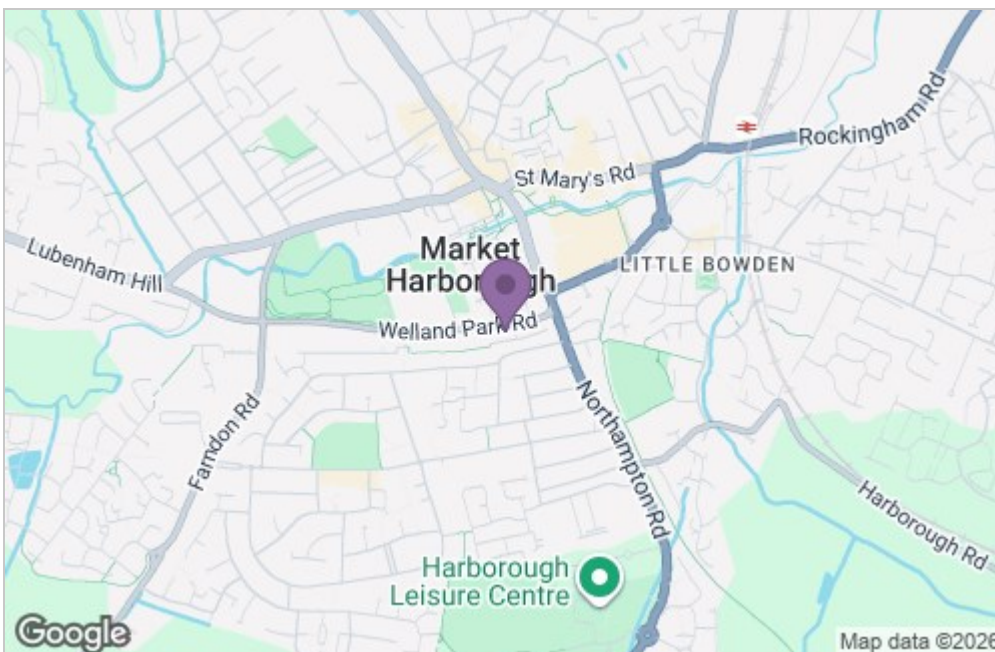
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

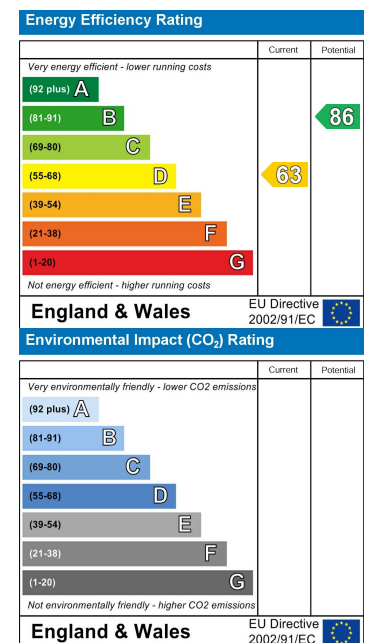


Total area: approx. 68.7 sq. metres (739.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise