ADAMS & JONES

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Service without compromise

5 Barley Way, Market Harborough, LE16 9FQ

Offers Over £250,000

Located within a pleasant cul-de-sac towards the sought after Lubenham Hill end of Market Harborough town, is this attractive modern terraced home. Very nicely presented accommodation briefly comprises; lounge/diner, inner hallway with ground floor wc off, breakfast kitchen, landing, two double bedrooms, master en-suite shower room and main bathroom. Outside there are two allocated parking spaces in front of the property and a low maintenance garden to the rear. Vendor owned solar panels are located on the roof and can be negotiated within the price if required.

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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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Lounge/Diner 15'6" x 12'5" (4.72m x 3.78m)

Composite double-glazed front entrance door. UPVC double-glazed window to front. Range of fitted understairs storage cupboards with solid oak tops. Two radiators.

Inner Hall

Laminate flooring. Storage cupboard off.

Ground Floor WC 6'0" x 3'3" (1.83m x 0.99m)

Ground floor wc. Wash hand basin. Extractor fan. Radiator.

Breakfast Kitchen 12'5" x 8'5" (3.78m x 2.57m)

Composite double-glazed rear entrance door. UPVC double-glazed window to rear. Fitted range of floor and wall mounted units with lighting under. Stainless steel one and a half bowl sink. Built in electric oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer and dryer. Laminate flooring. Radiator.

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Landing

Loft access hatch.

Master Bedroom 11'8" x 9'2" (3.56m x 2.79m)

UPVC double-glazed window to front. Airing cupboard. Radiator.

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Master En-Suite 7'4" x 2'9" (2.24m x 0.84m)

Three piece white suite comprising wc, wash hand basin and shower cubicle. Shaver point. Part tiled walls. Radiator.

Bedroom Two 12'7" x 8'7" (3.84m x 2.62m)

UPVC double-glazed window to rear. Radiator.

Bathroom 6'9" x 5'6" (2.06m x 1.68m)

White three piece suite comprising wc, wash hand basin

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and panelled bath with shower mixer fitment over. Part tiled walls. Heated towel rail. Extractor fan.

Front

There are two tarmacked allocated spaces located directly in front of the property.

Rear Garden

Low maintenance design comprising artificial lawn. Paved patio area. Timber shed. Enclosed by timber fencing with rear entrance gate to rear access pathway.

Rear Aspect

Solar Panels

Owned outright by the vendor, these panels can be taken or remain at the property subject to negotiation should this be required by the new owner.

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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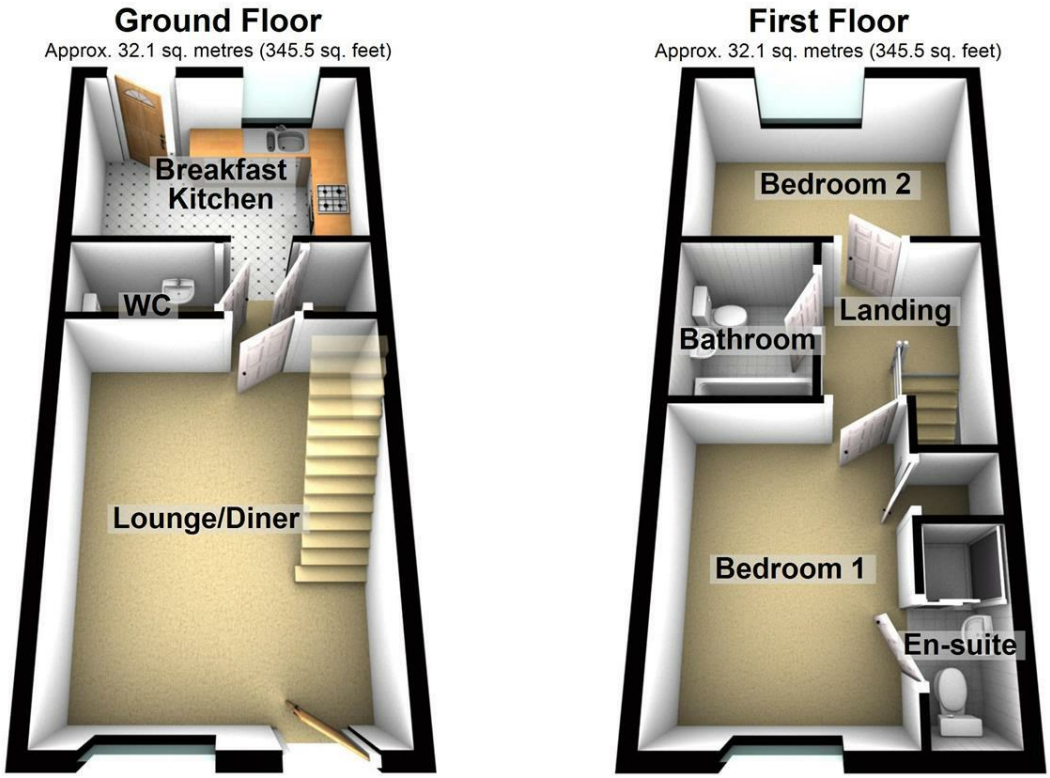
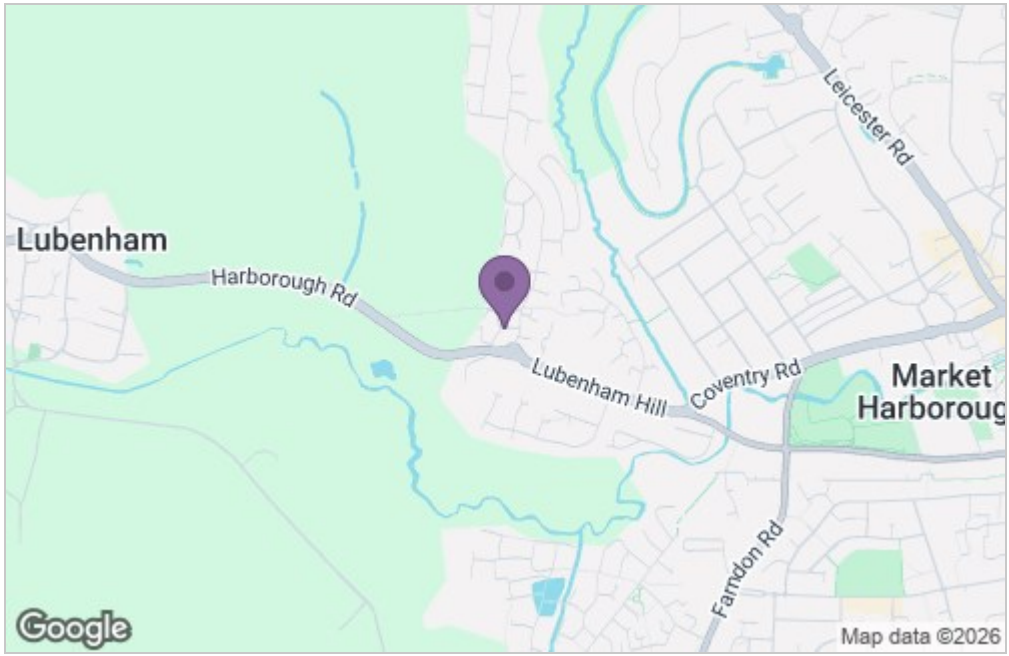
Floor Plan

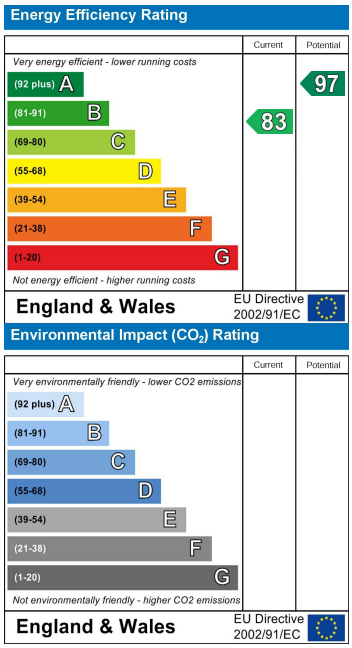


Total area: approx. 64.2 sq. metres (691.0 sq. feet)

Area Map



Energy Efficiency Graph



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