

23 Bath Street, Market Harborough, LE16 9EJ



£275,000

An attractive bay fronted Victorian, end of terrace property, fully renovated in recent years, within easy reach of Market Harborough's superb town centre and its vast range of amenities. The spacious accommodation is double glazed and gas centrally heated and briefly comprises to the ground floor, a lounge, dining room and fitted kitchen with appliances. To the first floor there's a landing, two double bedrooms and a large four piece bathroom. To the second floor there's a 17'2" x 10'9" bedroom loft conversion with central stairwell. There is also a good sized South facing and private rear garden.

Service without compromise

Lounge 11'8" x 10'9" (3.56 x 3.30)



Accessed via upvc opaque double glazed front door. Double glazed bay window to the front elevation. Feature period cast iron open fireplace. Meter cupboard. Radiator. Door to:-



Dining Room 11'8" x 11'8" (3.58 x 3.58)



Double glazed French doors leading out to the rear garden. Door to stairs rising to the first floor. Under stairs walk in storage cupboard. Tiled flooring. Radiator. Opening to:-



Kitchen 12'0" x 6'3" (3.68 x 1.91)

Brand new modern fitted kitchen with a range of base and wall units and roll edge work surfaces. Fitted appliances to include: Automatic dishwasher, oven and four ring electric hob, and refrigerator. Stainless steel sink and drainer. Radiator. Wall mounted gas fired combination central heating boiler. Tiled flooring. Double glazed window to the side elevation.



Landing



Bedroom Two 8'7" x 7'6" (2.62 x 2.29)



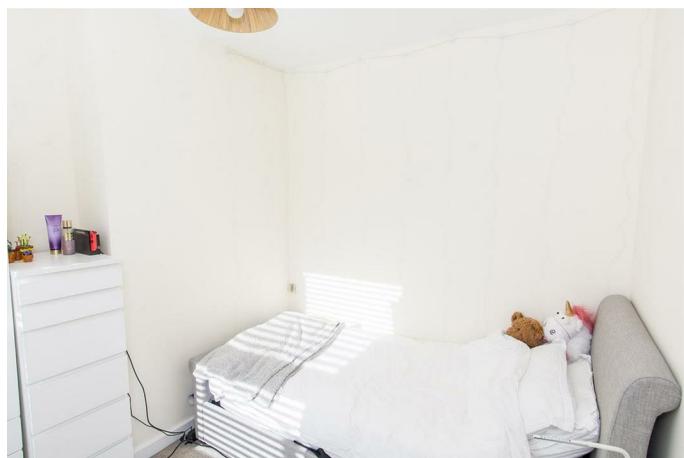
Radiator. Stairs rising to the second floor. Doors to rooms.

Double glazed window to the rear elevation. Radiator.

Bedroom One 11'8" x 10'9" (3.58 x 3.28)



Double glazed window to the front elevation. Radiator.



Bathroom



12' 1" x 6' 3" (3.68m x 1.91m) Brand new white suite comprising: Tiled shower cubicle with mains shower fitment, panelled freestanding bath, vanity unit with inset wash hand basin, and low level WC. Complementary tiling. Radiator. Opaque double glazed window.



Bedroom Three 17'1" x 10'9" (5.23 x 3.28)



with central stairwell. Pitched ceiling loft conversion with four double glazed windows and central galleried stairwell. Radiator.



Outside



To the front of the property is a small forecourt. There is pedestrian side gated access to the rear garden. The rear garden is south facing and laid to lawn with a patio area.

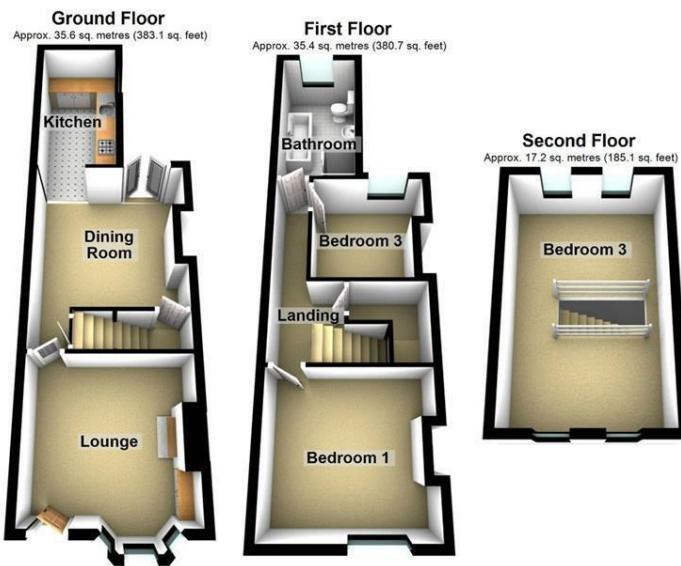
Rear Aspect



Council Tax

Council tax band B

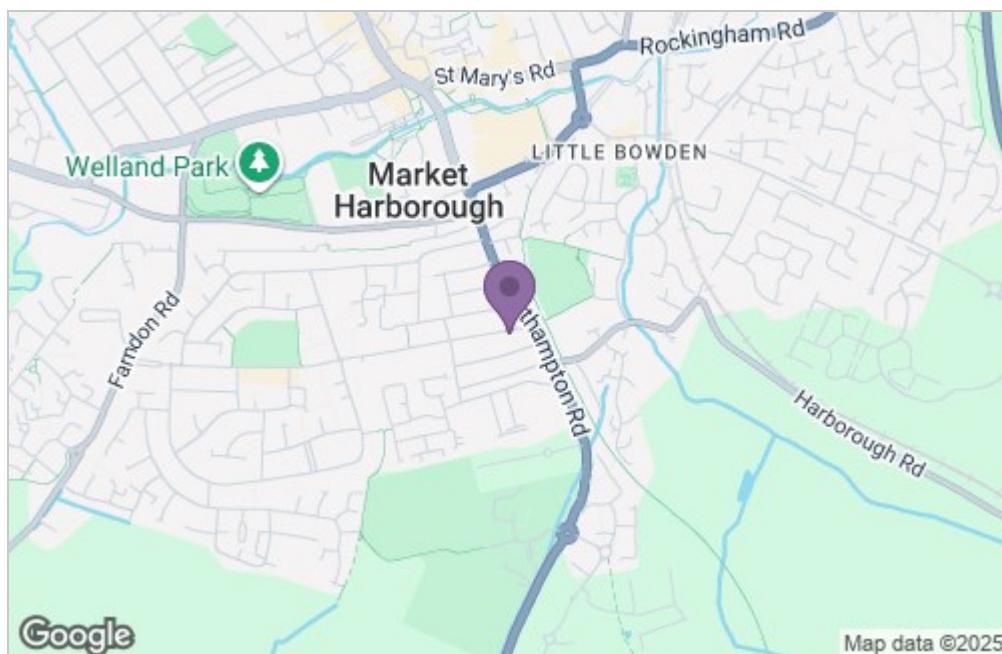
Floor Plan



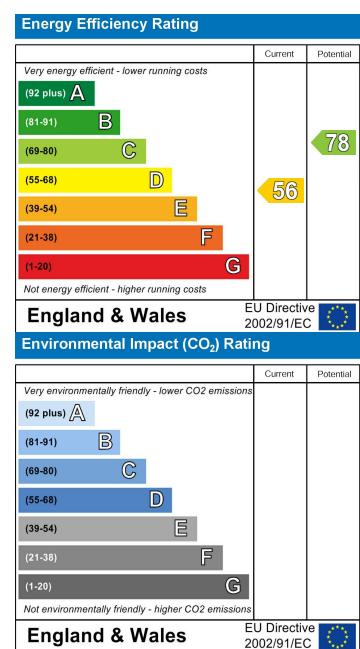
Total area: approx. 88.2 sq. metres (949.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise