ADAMS & JONES

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Service without compromise

21 Fairfax Road, Market Harborough, LE16 9JT

Offers Over £325,000

A beautifully maintained and presented semi detached family home well located on a wide tree lined street and offering substantial family accommodation with large private gardens.

The property is gas centrally heated and double glazed, and the accommodation comprises: Entrance hall, lounge, fitted kitchen/diner with appliances, rear hall, utility, landing, three bedrooms and bathroom.

The gardens are a particular feature and there is off road parking for several cars.

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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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Front

Block paved four court providing multi vehicle parking. Gated access to side leading to a storage area. Further gated access to the rear garden.

Entrance Hall

Accessed via UPVC front door. Double-glazed window to side elevation. Radiator. Stairs rise into first floor. Under stairs storage cupboard.

Lounge 14'11" x 10'11" (4.55m x 3.33m)

Double-glazed window to front elevation. Radiator. Telephone point. Television point.

(Lounge Photo Two)

(Lounge Photo Three)

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Kitchen / Breakfast Room 21'6" x 9'10" (6.55m x 3.00m)

Range of modern fitted base and wall units to include base display cabinets. Roll edge work surfaces with complimentary tiled splashbacks. Fitted appliances to include a double oven, four ring gas hob with extractor fan over, refrigerator and automatic dishwasher. Stainless steel one and a half sink and drainer. Double-glazed French doors opening out to the rear garden. Ceramic tiled flooring. Double-glazed window to the rear. Television point. Door to rear hall.

(Kitchen / Breakfast Room Photo Two)

(Kitchen / Breakfast Room Photo Three)

Rear Hall

Ceramic tiled flooring. Boiler cupboard housing gas fired combination boiler. Double-glazed window to the front elevation. Door to walk in cloakroom. Door to utility room.

Walk In Cupboard

Radiator.

Utility 5'9" x 6'9" (1.75m x 2.06m)

Space and plumbing for automatic washing machine. Ceramic tiled flooring. Double-glazed window to the rear. Radiator.

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(Utility Photo Two)

First Floor Landing

Double-glazed window to side elevation. Timber balustrade. Access to loft space. Pine doors to rooms.

Bedroom One 14'8" max x 10'11" (4.47m max x 3.33m)

Double-glazed windows to front elevation. Fitted wardrobes. Radiator.

(Bedroom One Photo Two)

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Bedroom Two 14'8" max x 9'11" (4.47m max x 3.02m)

Double-glazed window to rear elevation. Radiator. Fitted wardrobes. Wood laminate flooring.

(Bedroom Two Photo Two)

Bedroom Three 9'3" x 7'8" (2.82m x 2.34m)

Double-glazed window to side elevation. Built in wardrobe. Radiator.

(Bedroom Three Photo Two)

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Shower Room

Double shower cubicle with rain main shower fitment. Pedestal wash hand basin. Low level w/c. Heated towel rail. Opaque double-glazed window.

(Bathroom Photo Two)

Rear Garden

Laid mainly to lawn. Paved patio area. Timber slat fencing. Slated patio with water feature. Timber garden store. Enclosed by timber slat fencing.

(Rear Garden Photo Two)

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(Rear Garden Photo Three)

Rear Aspect

Parking

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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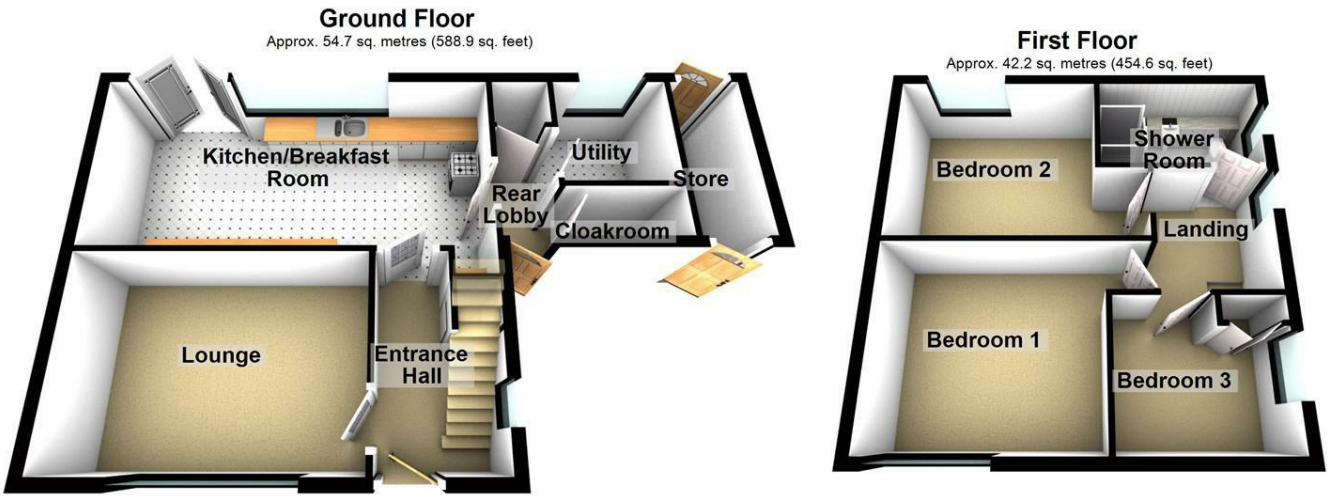
Floor Plan



Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

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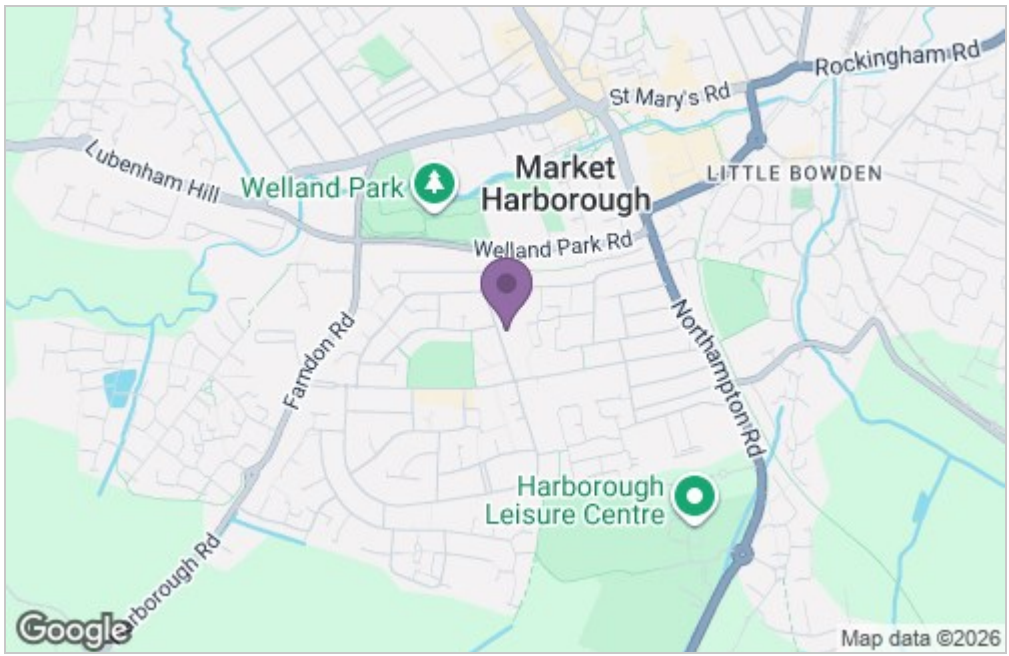
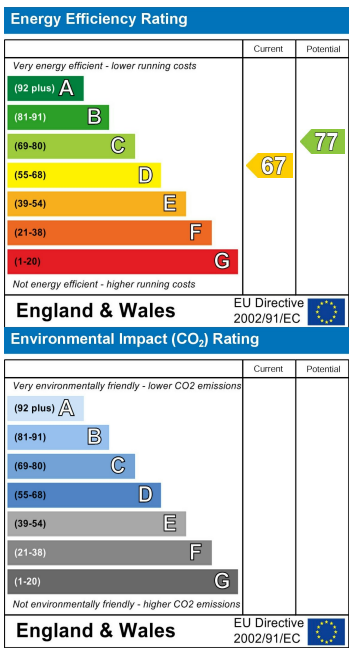
Area Map



Energy Efficiency Graph