

9 Hearth Street, Market Harborough, LE16 9AQ



£239,950

A charming red brick Victorian terrace with spacious rooms and high ceilings, located on a pleasant street within easy walking distance of Market Harborough's town centre. Stylish accommodation retains many character features whilst benefitting from modern conveniences such as gas central heating and UPVC double-glazing. It briefly comprises; lounge, dining room, modern breakfast kitchen, landing, two bedrooms and bathroom with four piece suite. Outside there is a pleasant South-Westerly facing rear garden.

Service without compromise

Lounge 12'3" x 11'6" (3.73m x 3.51m)



Composite double-glazed front entrance door with UPVC opaque double-glazed window over. UPVC double-glazed window to front. Cast iron fireplace with granite tiled hearth. Exposed timber floor boards. Radiator.



Dining Room 12'3" x 11'6" (3.73m x 3.51m)



UPVC double-glazed window to rear. Open fireplace to tiled back panel and hearth. Radiator.

ADAMS & JONES



breakfast bar with stainless steel circular sink inset. 'Countrychef' range style cooker included. Space for American style fridge/freezer. Space and plumbing for washing machine and dryer. Slate tiled flooring. Tiled splash backs. Radiator.



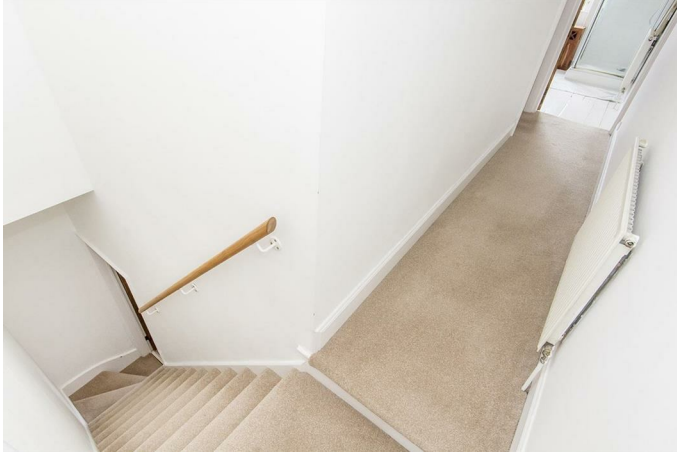
Breakfast Kitchen 16'6" x 7'0" (5.03m x 2.13m)



UPVC double-glazed window to side. UPVC double-glazed rear entrance door to garden. Fitted range of wall and floor mounted units with roll edge work tops and

Service without compromise

Landing



Radiator.

Bedroom One 12'2" x 11'7" (3.71m x 3.53m)



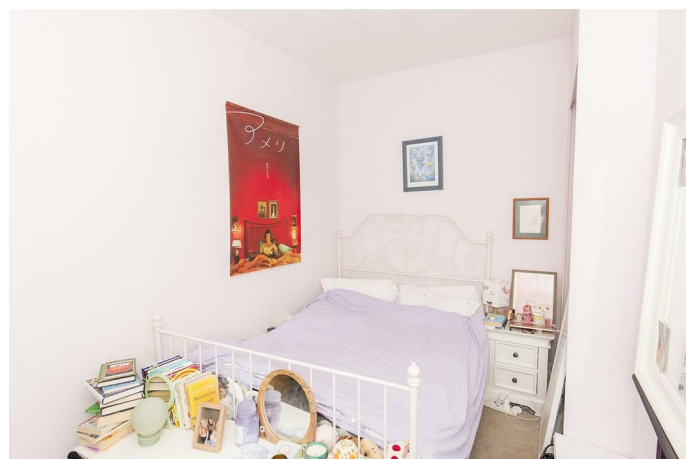
UPVC double-glazed window to front. Cast iron fireplace. Built in storage cupboard. Exposed timber floor boards. Radiator.



Bedroom Two 12'3" x 8'7" (3.73m x 2.62m)



UPVC double-glazed window to front. Cast iron fireplace. Built in storage wardrobe with sliding doors. Radiator.





Bathroom 9'4" x 7'2" (2.84m x 2.18m)



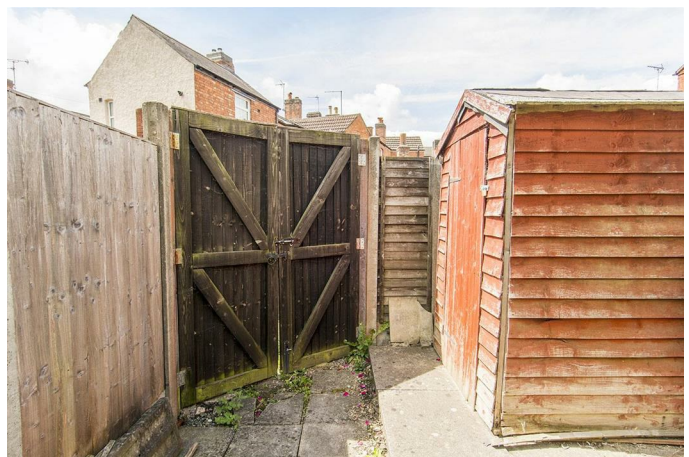
Opaque UPVC double-glazed window to rear. Four piece suite comprising; high flush WC, wash hand basin, shower cubicle and reclaimed roll-top claw-foot bath. Exposed timber floor boards. Tiled splash backs. Radiator.



Rear Garden



Of a low maintenance design, mainly laid to paving with variety of shrubs inset to boarders. Timber fencing. Timber shed. Double rear access gates.





Rear Aspect



Note for Prospective Buyers

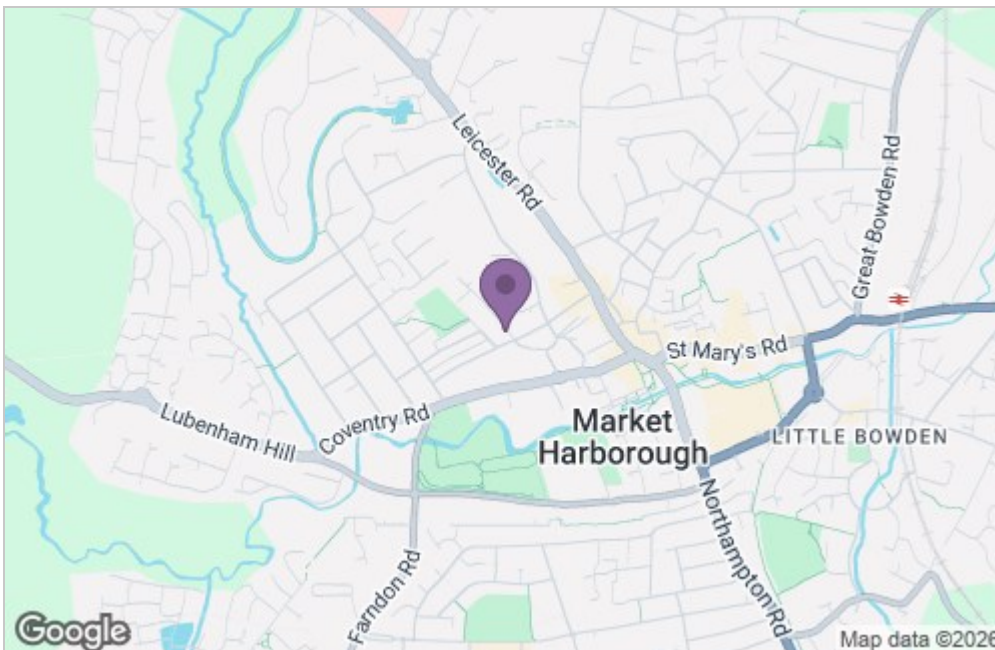
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

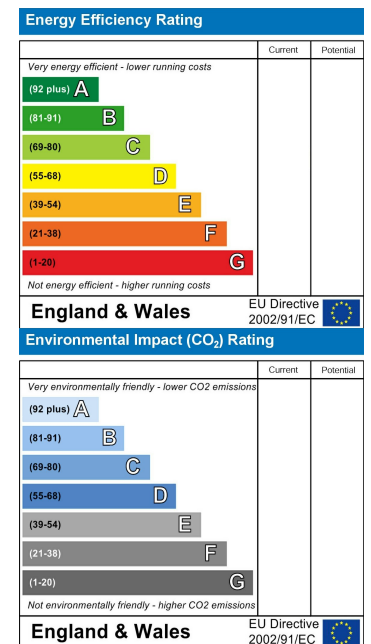


Total area: approx. 77.5 sq. metres (834.5 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise