ADAMS & JONES

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Service without compromise

64 Heygate Street, Market Harborough, LE16 7JS









£215,000

Located at the desirable no-through end of Heygate Street, just a short walk from Market Harborough's vibrant town centre is this attractive Victorian terraced home. Accommodation is in extremely good order, having just undergone a program of redecoration throughout by it's current owner and also boasts a range of period and character features. Accommodation briefly comprises lounge, dining room, kitchen, utility room, downstairs WC, landing, two bedrooms and bathroom with four piece suite. Outside, the property enjoys a pleasant private rear garden. Adams & Jones are delighted to offer this property for sale with the added benefit of NO UPWARDS SALES CHAIN.

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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 12 x 11'5 (3.66m x 3.48m)





UPVC double glazed front entrance door with a copy of the stained glass from the original front door inset and additional double glazed window over. UPVC window to front aspect. Picture rail. Ceiling boss. Stove style fire. Two radiators.







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Dining Room 11'9 x 11'6 plus under stairs entrance area (3.58m x 3.51m plus under stairs entrance area)



UPVC double glazed french doors to rear. Picture rail. Under stairs storage cupboard. Radiator.



Kitchen 12 x 6'5 (3.66m x 1.96m)



UPVC double glazed side entrance door. Two UPVC double glazed windows to side. Fitted range of wall and floor mounted units. Stainless steel sink. Space for cooker with extractor hood over. Integrated dishwasher. Space for Fridge/Freezer. Tiled splash-backs and flooring. Vertical radiator. Original stained glass front door leads through to the utility room.



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Utility room 6'7 x 5 (2.01m x 1.52m)



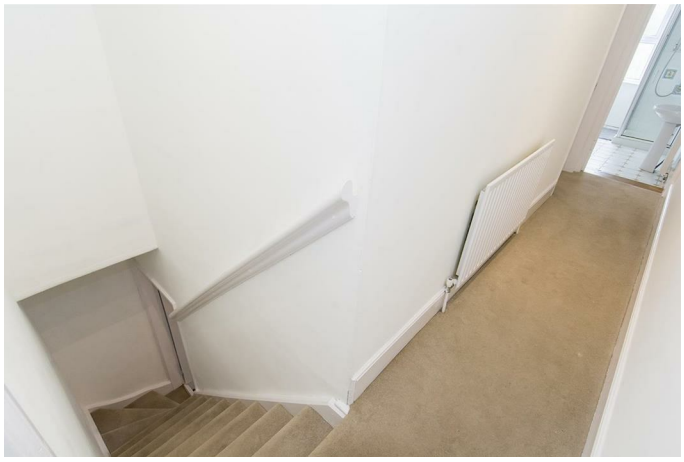
Opaque UPVC double glazed window to side. Fitted range of wall and floor mounted units. Tiled splash-backs and flooring. Cupboard housing refitted gas central heating boiler.

Ground Floor WC



Opaque UPVC double glazed window to side aspect. Low level flush WC. Tiled walls and flooring.

First Floor Landing



Loft access hatch. Radiator.

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Bedroom One 12 x 11'1 (3.66m x 3.38m)



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



Bedroom Two 11'9 x 8'4 (3.58m x 2.54m)



UPVC double glazed window to rear. Radiator.



Bathroom 11'9 x 6'4 (3.58m x 1.93m)



Opaque UPVC double glazed window to rear. Four piece white bathroom suite comprising WC, wash hand basin, panelled bath and shower cubicle. Extractor Fan. Spotlights to ceiling. Tiled splash backs and flooring. Vertical radiator.

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Rear Garden







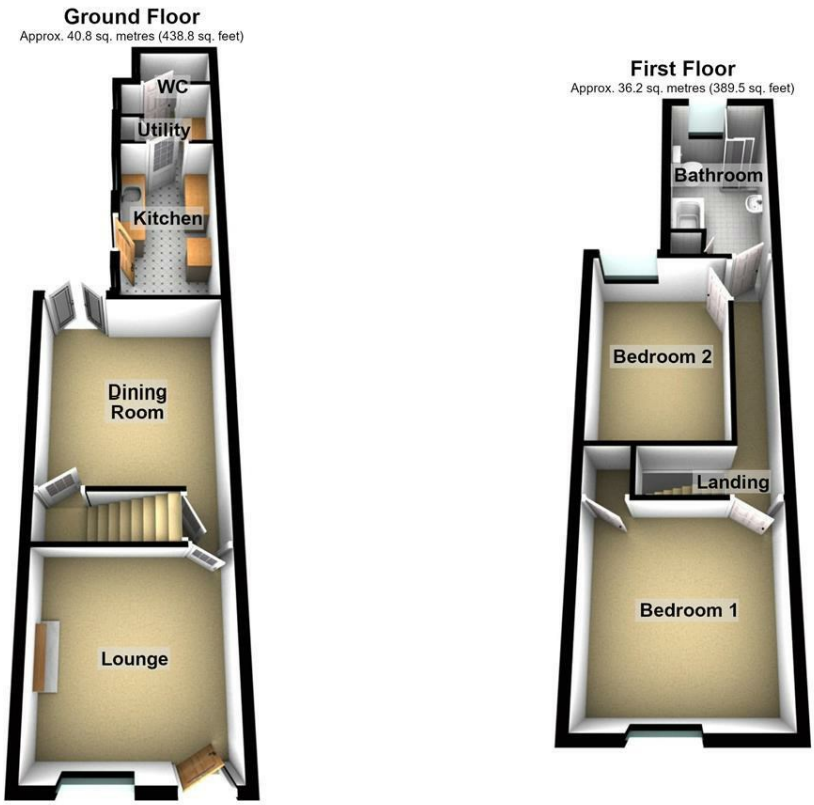
Note For Prospective Buyers

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

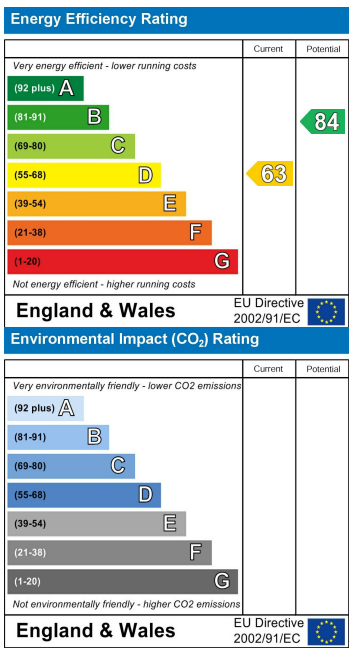


Total area: approx. 76.9 sq. metres (828.3 sq. feet)

Area Map



Energy Efficiency Graph



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