



145 St Marys Road , Market Harborough, LE16 7DT **£210,000**

An attractive period terrace of over 1,000 square feet, located right near Market Harborough's train station, with its direct sub-one hour link to London St Pancras Station. The property requires modernisation throughout and has been priced keenly to reflect this, offering someone a fantastic opportunity to either get on the property ladder or add a well-priced property to their buy-to-let portfolio. Accommodation briefly comprises entrance hallway, two reception rooms, sun lounge, kitchen, utility room, landing, two bedrooms and shower room. The property also offers pleasant front and rear gardens and is being offered for sale through Adams & Jones with no upward sales chain to aid a potentially swift completion.

Viewing

Please contact our Market Harborough Sales Office on 01858 461888 or our Lutterworth office on 01455 888670 if you wish to arrange a viewing appointment for this property or require further information.

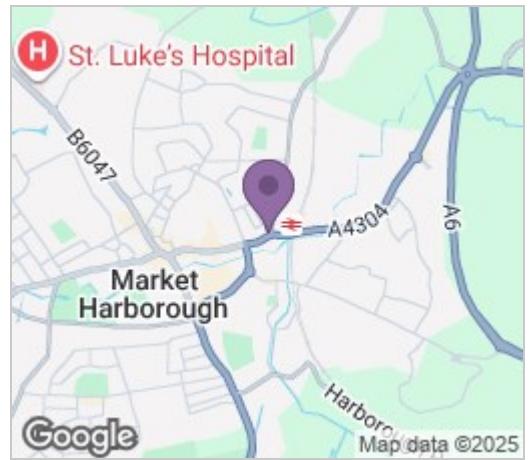
- Attractive Victorian terraced property
- Right near Market Harborough's train station
- Requiring modernisation throughout
- Two reception rooms, sun lounge
- Entrance hallway, kitchen and utility room
- Two bedrooms and shower room
- Front and rear gardens
- No upward sales chain



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(38-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales			
EU Directive 2002/81/EC			
England & Wales			



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