

## 14 Wadsworth Close, Market Harborough, LE16 7GG



**£165,000**

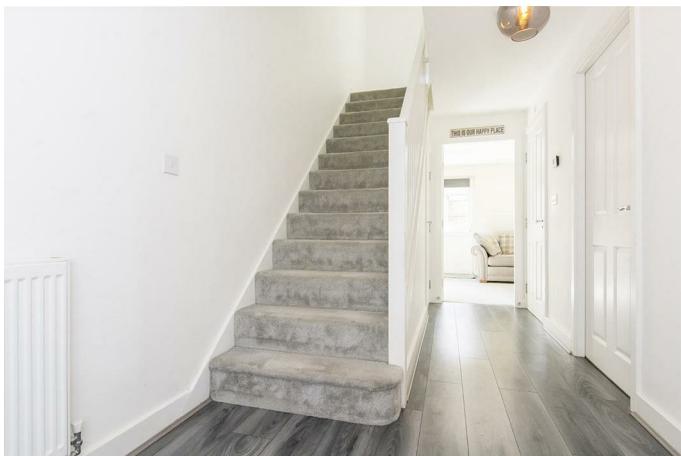
Adams & Jones are delighted to offer to the market this rare opportunity of a shared ownership property where the seller is offering their 55% share with a rent/management fee payable on the rest of £405.98, offering buyers an affordable way of buying a fantastic modern property on this sought after modern development.

The property sits in a delightful secluded cul-de-sac opposite some open space with a large hedgerow, giving a country style feel whilst being within easy reach of Market Harborough's vast range of local amenities. The property itself is very nicely presented and comprises; entrance hall, ground floor W/C, kitchen/diner, lounge, landing, three good sized bedrooms and bathroom. Outside the property offers two off road parking spaces, directly in front of the property and a pleasant lawned rear garden.

Interested buyers are invited to register their interest with Adams & Jones where the buying criteria can be discussed and viewings can be arranged. The property is offered on a no upward sales chain basis offering the potential for a swift completion date.

*Service without compromise*

Entrance Hallway



Double-glazed front entrance door. Understairs storage cupboard. Radiator.

Kitchen/Diner 12'5" x 9'6" (3.78m x 2.90m)



UPVC double-glazed window to front. Fitted range of wall and floor mounted units. Gas hob. Electric oven. Stainless steel sink. Space and plumbing for washing machine. Space for fridge/freezer. Radiator.

(Kitchen/Diner Photo Two)



Lounge 16'7" x 10'0" (5.05m x 3.05m)



UPVC double-glazed window and rear entrance door to the rear garden. Storage cupboard. Radiator.

(Lounge Photo Two)





## Ground Floor WC



WC. Wash hand basin. Extractor fan.

## First Floor Landing



Loft access hatch. Built in storage cupboard. Radiator.

## Bedroom One 11'4" x 9'6" (3.45m x 2.90m)



UPVC double-glazed window to front. Radiator.

## (Bedroom One Photo Two)



## Bedroom Two 14'6" x 9'7" (4.42m x 2.92m)



UPVC double-glazed window to rear. Radiator.

(Bedroom Two Photo Two)

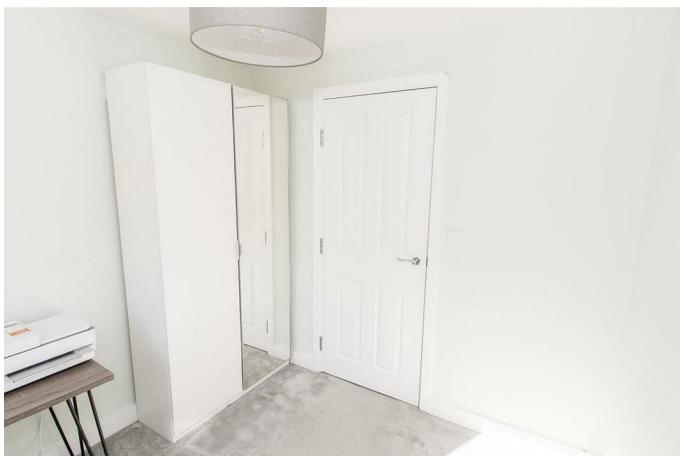


Bedroom Three 8'0" x 7'9" (2.44m x 2.36m)



UPVC double-glazed window to rear. Radiator.

(Bedroom Three Photo Two)



Bathroom 6'6" x 5'6" (1.98m x 1.68m)



UPVC double glazed window to front. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Tiled splash backs. Shaver point.

(Bathroom Photo Two)



## Parking



Two allocated tarmacked parking spaces located directly opposite the property.

## Rear Garden



Mainly laid to lawn. Paved patio. Timber shed. Enclosed by fencing with gated side access.

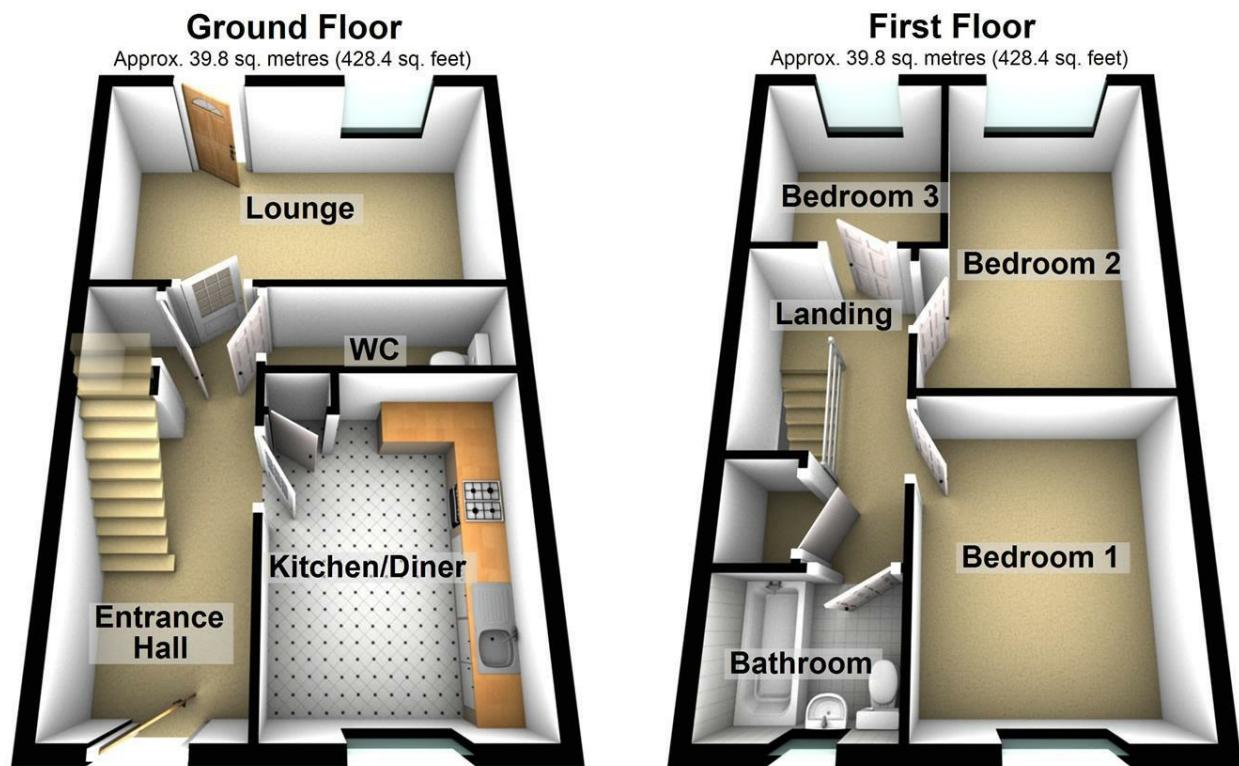
## Rear Aspect



## Shared Ownership Information

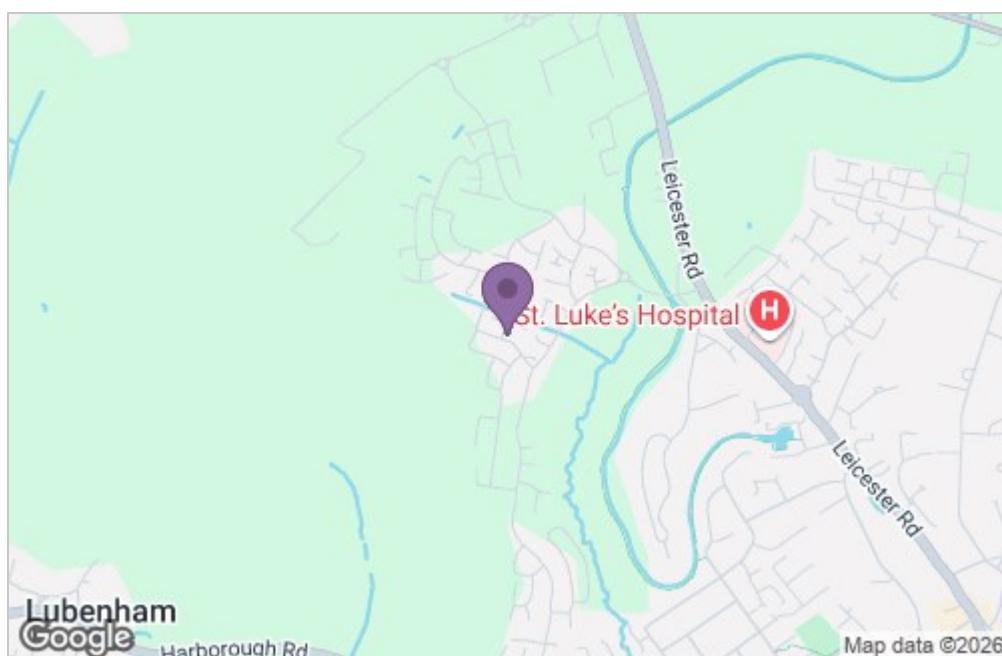
£165,000 represents 55% of the property's full value of £300,000. Rental and additional management fees total £405.98 for the other 45%. Due to the shared ownership element of this property the tenure is leasehold and there are certain criteria to be met for buyers to be eligible to purchase. Interested parties are invited to contact Adams & Jones for further information for this and to be guided through the relevant application process.

## Floor Plan

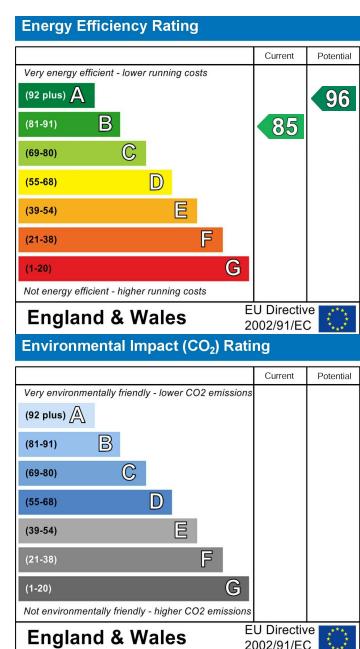


Total area: approx. 79.6 sq. metres (856.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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