

7 Hearth Street, Market Harborough, LE16 9AQ



£220,000

Located within a stone's throw of Market Harborough's fantastic town centre is this attractive Victorian terrace property, offered for sale through Adams & Jones with no upwards sales chain. The high ceilings to this property give it a wonderful spacious feel and with its scope for general modernisation throughout, offers its buyer a fantastic opportunity to make it their own. In brief it comprises; two reception rooms, a large 15'11" kitchen, landing, two bedrooms and bathroom. Outside the property has a South-West facing, low maintenance block-paved garden to the rear.

Service without compromise

Front Reception Room 12'3" x 11'9" (3.73m x 3.58m)



Composite front entrance door with UPVC double-glazed window over. UPVC double-glazed window to front. Electric storage heater. Tiled fire place. Original comiced ceiling. Door through to rear reception room.

Rear Reception Room 12'3" x 11'9" (3.73m x 3.58m)



UPVC double-glazed window to rear. Marble fire place. Understairs cupboard with lighting. Door through to kitchen.



Kitchen 15'11" x 7'1" (4.85m x 2.16m)



Two UPVC double-glazed windows to side. One UPVC double-glazed window to rear. Composite double-glazed side entrance door. Fitted range of wall and floor mounted units. Stainless steel sink. Freestanding cooker and washing machine will be included in the sale which is sold as seen. Electric storage heater.



Landing



Doors to rooms.

Bedroom One 12'3" x 11'9" (3.73m x 3.58m)



UPVC double-glazed window to front. Cast iron fireplace. Built in cupboard.



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



UPVC double-glazed window to rear. Cast iron fireplace. Bed will be included in the sale which is sold as seen.



Bathroom 9'6" x 7'1" (2.90m x 2.16m)



Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Panelled bath. Tiled splashbacks. Airing cupboard housing hot water tank and shelving.



Service without compromise



Rear Garden



Facing a South-Westerly direction to take advantage of any available sunshine and being of a low maintenance design mainly laid to block paving with gated rear access.



Rear Aspect



Note for Prospective Buyers

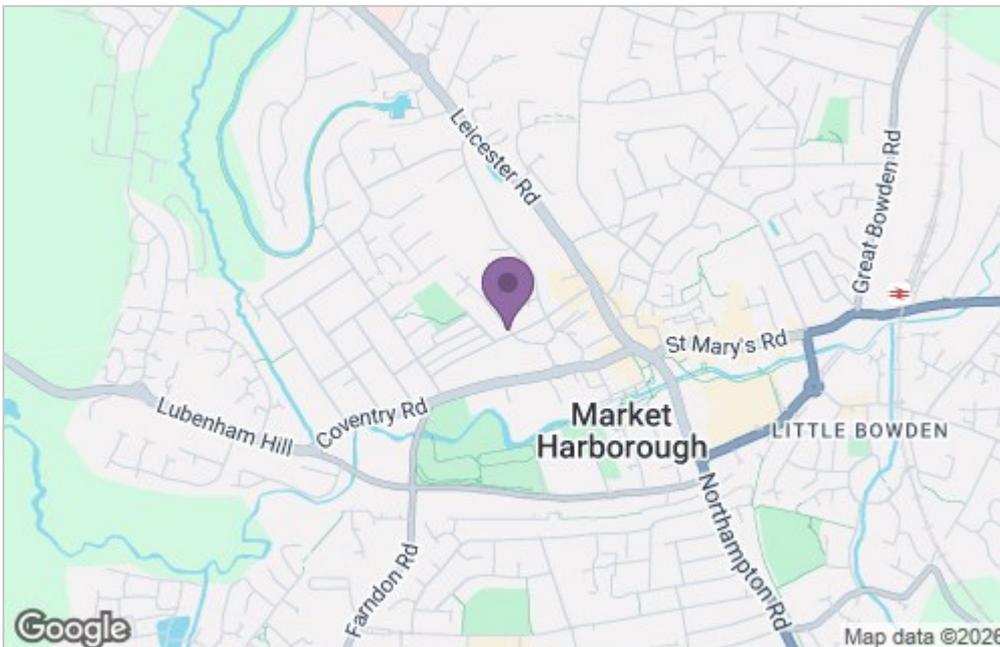
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 76.9 sq. metres (827.5 sq. feet)

Area Map



Energy Efficiency Graph

