ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

32 Thatch Meadow Drive, Market Harborough, LE16

£200,000

Well located for the town centre, railway station and the popular Middledale primary school, is this mid terraced property ideally suited to a first time buyer or 'Buy To Let' investor.

The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, fitted kitchen/diner, landing, two double bedrooms and family bathroom. There is also a private rear garden and off road parking for two cars.

An early internal inspection is highly recommended.

naea | propertymark PROTECTED
The Property Ombudsman
arla | propertymark PROTECTED

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.

ADAMS & JONES

Entrance Hall
Accessed via opaque double glazed front door. Radiator. Stairs rising to the first floor. Door to:-

Lounge 14'8" x 12'6" (4.47m x 3.81m)

Double glazed window to the front elevation. Television and telephone points. Two radiators. Door to:-

Lounge (Photo 2)

Kitchen/Diner 12'6" x 7'11' (3.81m x 2.41m')

Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted electric oven and four ring hob. Space and plumbing for automatic washing machine. One and a half sink and drainer. Wall mounted gas fired central heating boiler. Double glazed window to the rear. Radiator. Sliding double glazed patio doors to the rear garden.

Kitchen/Diner (Photo 2)

First Floor Landing
Timber balustrade. Access to loft space. Doors to rooms.

Service without compromise

ADAMS & JONES

Bedroom One 12'6" x 7'11" (3.81m x 2.41m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator. Telephone point.

Bedroom Two 12'6" x 7'11" (3.81m x 2.41m)

Double glazed window to the front aspect. Airing cupboard housing lagged hot water tank. Radiator.

Bathroom

Panelled bath. Shower cubicle with electric shower fitment. Wash hand basin. Low level WC. Complementary tiling. Extractor fan.

Outside

To the front of the property is a storm porch and off road hardstanding for two cars.

The rear garden is mainly paved and gravelled for easy maintenance, and there is gated pedestrian access.

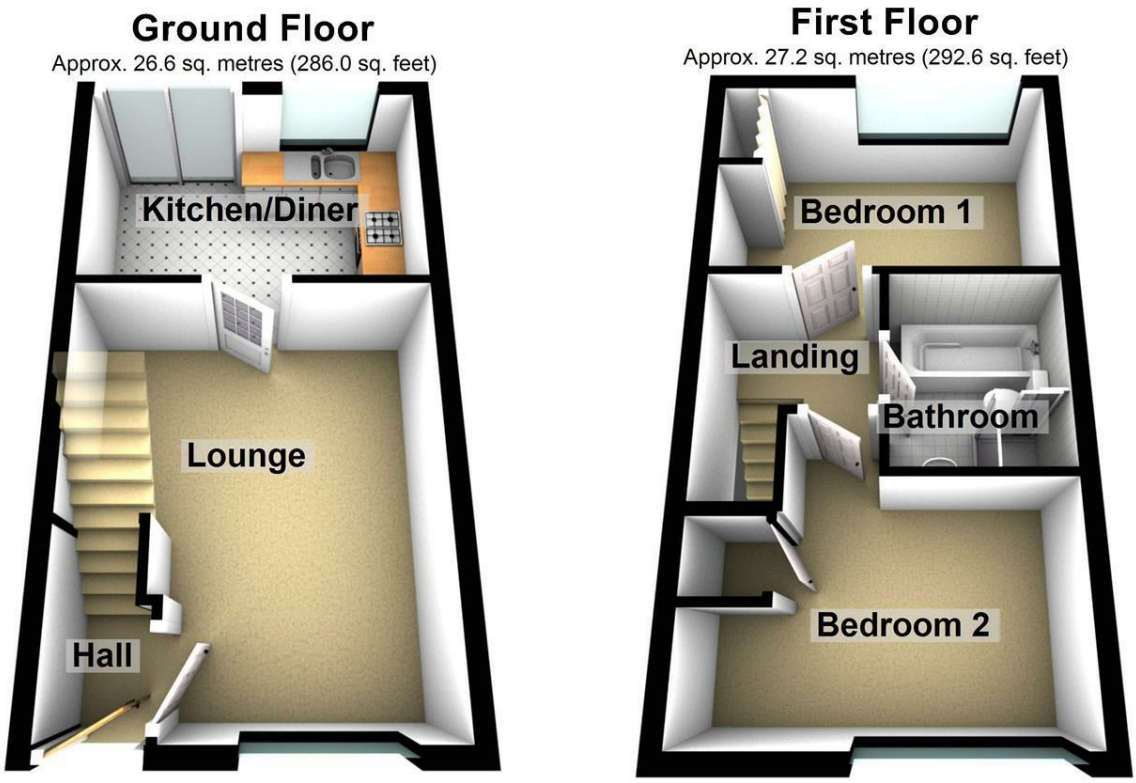
Note For Prospective Buyers

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.

Service without compromise

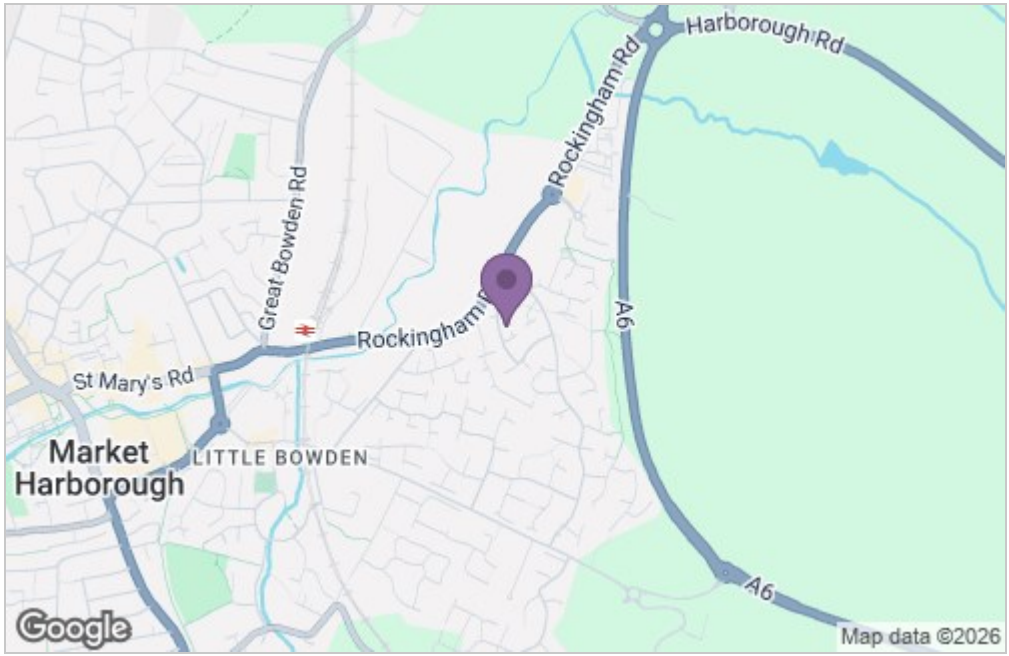
ADAMS & JONES

Floor Plan

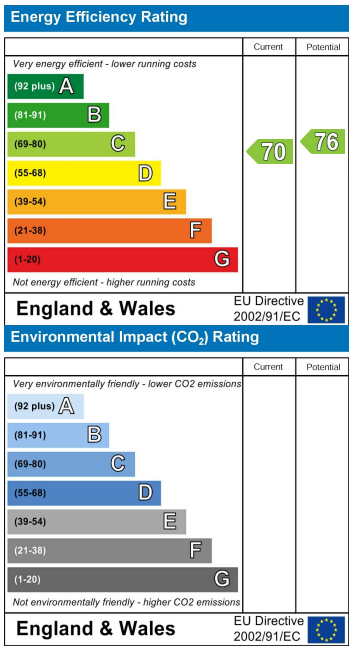


Total area: approx. 53.8 sq. metres (578.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise