

4 Orchard Terrace, Welford, NN6 6AE



£240,000

Rarely does a property of this size come to the market with such a high specification and finish with luxury extras such as polished stone worktops, various integrated appliances and underfloor heating to name but a few. It is located in an elevated position, just off the high street of Welford village, with its fantastic links to the A14/M6 road networks and neighbouring Market Harborough and Lutterworth towns. Accommodation briefly comprises a fantastic 25'6" x 11'7" open plan living/dining/kitchen, entrance hall, landing, two double bedrooms and a shower room. Outside there is a rear garden and a private resident's car park provides one allocated private space and further visitors parking. Adams and Jones have the pleasure of offering this property for sale with the added benefit on no upwards sales chain.

Service without compromise

Entrance Hall



UPVC double-glazed front entrance door with UPVC double-glazed window to the front aspect. Timber flooring. Archway through to living/dining/kitchen.

Living/Dining/Kitchen 25'6" x 11'7" (7.77m x 3.53m)



UPVC double-glazed bow window to front. UPVC double-glazed window to rear. UPVC double-glazed rear entrance door to garden. Fitted range of high quality wall and floor mounted units and central island with polished stone worktops. Kitchen sink with mixer tap and drainer. Integrated dishwasher. Integrated microwave. Space for cooker with fitted extractor hood over. Space for fridge/freezer, washing machine and dryer (free standing appliances are available by separate request). Spotlights to ceiling. Understairs storage cupboard housing electric boiler. Tiled splash backs. Timber flooring with underfloor heating system.

Kitchen Area

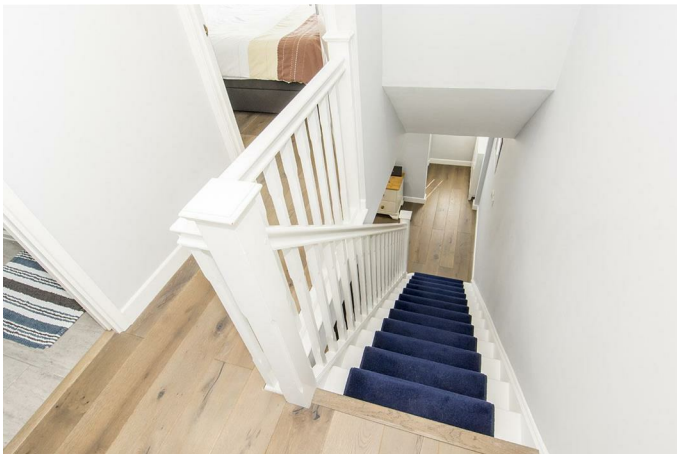


Living Area





Landing



Loft access hatch with pull down ladder to boarded loft space. Timber flooring.

Bedroom One 10'8" x 10'5" (3.25m x 3.18m)



UPVC double-glazed window to front. Fitted cupboard with drawers. Timber flooring. Radiator.



Bedroom Two 11'7" x 8'5" (3.53m x 2.57m)



UPVC double-glazed window to rear. Timber flooring. Radiator.



Shower Room 6'5" x 5'6" (1.96m x 1.68m)



Sun tunnel to ceiling. WC. Wash hand basin inset to storage units. Shower cubicle. Vanity unit. Tiled walls and flooring. Heated towel rail.



Front



Pathway providing access around the neighboring properties to the front door.

Rear Garden



Paved low maintenance garden with timber shed. Electrically retractable awning. Rear entrance gate leading to residents car park.



Residents Car Park & Private Parking

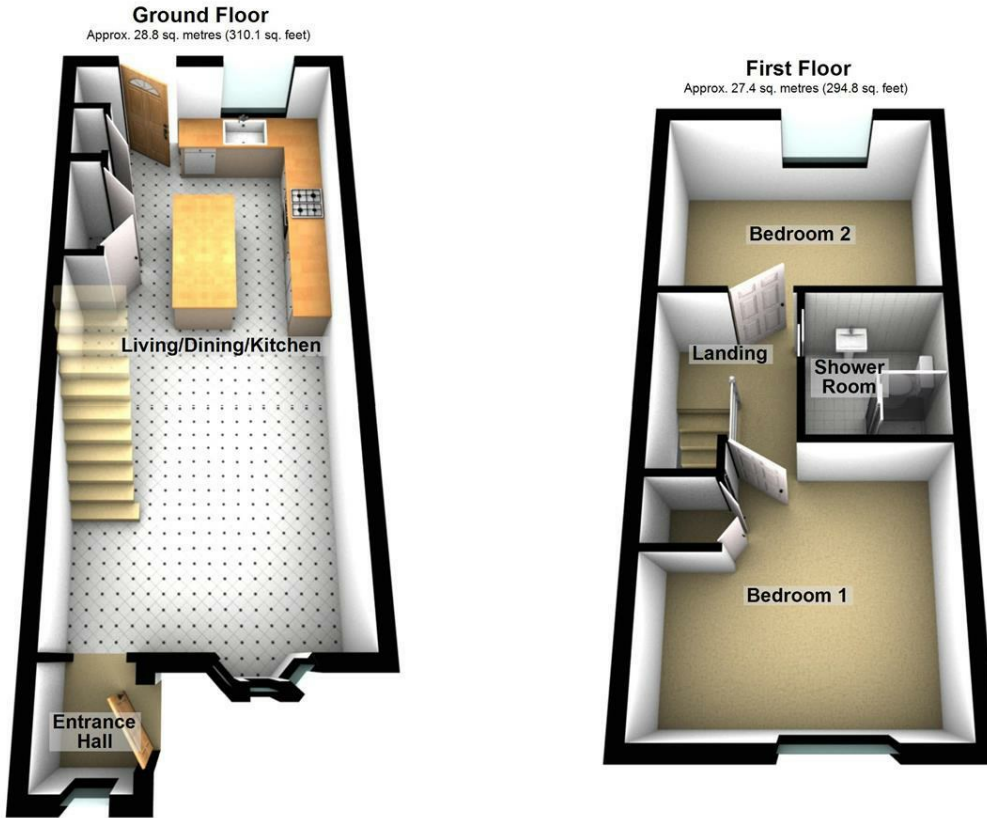


There is one allocated private space to the property with further residents visitors parking spaces available.

Note For Prospective Buyers

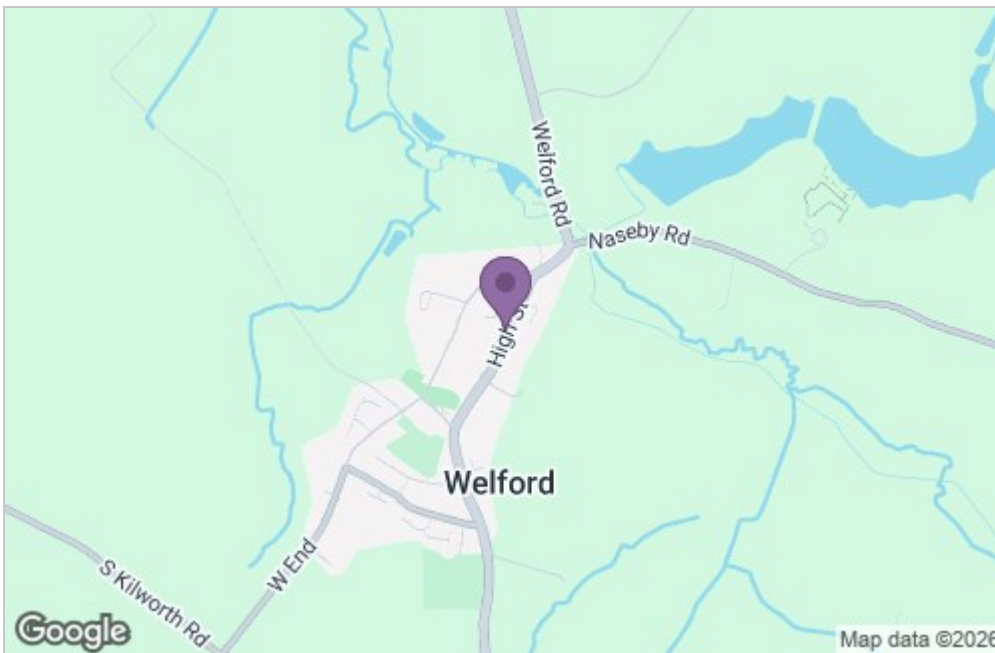
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

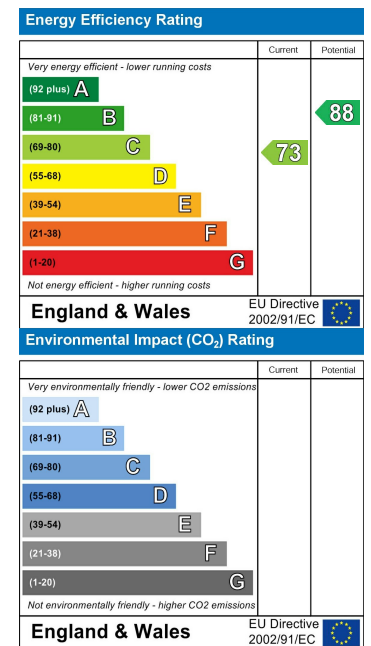


Total area: approx. 56.2 sq. metres (604.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise