ADAMS & JONES

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39 Thatch Meadow Drive, Market Harborough, LE16

£200,000

Ideally located on a popular modern development, within easy reach of Market Harborough's fantastic town centre and train station with its direct links to London's St Pancras, is this two double-bedroomed terraced home. Further accommodation includes an entrance hallway, lounge, dining kitchen, and a bathroom with a four piece bathroom suite. Outside, there are pleasant gardens and two car spaces just opposite the house.

Adams & Jones are pleased to be able to present the property with no upward sales chain to aid a potentially swift completion date.

Service without compromise

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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.

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Entrance Hall

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

Lounge 14'7" x 10'8" (4.45m x 3.25m)

Double glazed window to the front elevation. Two radiators. Television point. Door to:-

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

Double glazed window to the rear elevation and sliding double glazed patio doors leading out to the rear garden. Range of modern fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Plumbing for washing machine. Fitted oven and four ring gas hob. Wall mounted gas fired central heating boiler.

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Landing

Timber balustrade. Doors to rooms.

Bedroom One 12'7" x 7'9" (3.84m x 2.36m)

Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom Two 12'8" max x 7'9" max (3.86m max x 2.36m max)

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

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Bathroom

Tiled shower cubicle with mains shower fitment. Panelled bath. Pedestal wash hand basin. Low level WC. Complementary tiling. Extractor fan. Radiator.

Garden

To the front of the property is a small lawned area with hedge screening, and allocated parking for two cars. There is gated pedestrian access to the rear garden. The rear garden is laid mainly to lawn with timber lap fencing and a timber garden store.

Rear Aspect

Parking

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.

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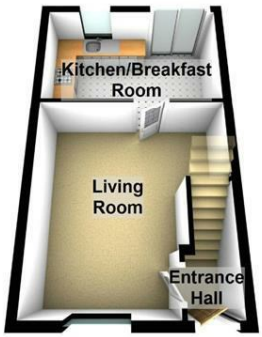
Floor Plan

Ground Floor
Approx. 28.9 sq. metres (310.8 sq. feet)



First Floor
Approx. 28.5 sq. metres (307.2 sq. feet)

Total area: approx. 57.4 sq. metres (618.0 sq. feet)

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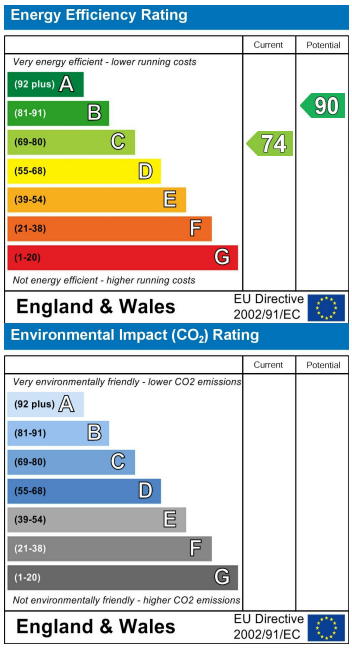
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph



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