

22 Ireton Road  
Market Harborough  
LE16 9NT

£150,000



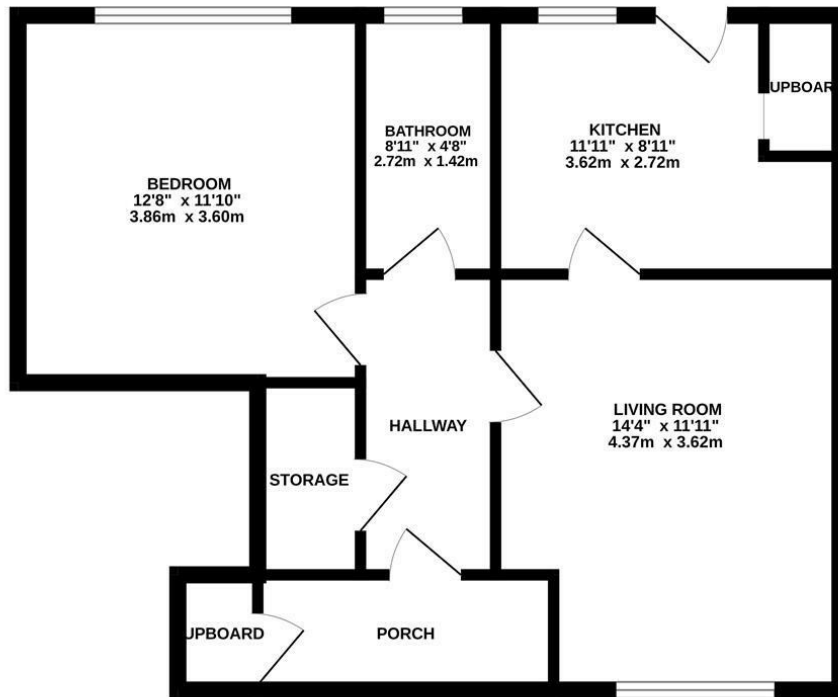
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Ample yet cosy lounge space



Newly fitted kitchen with a great amount of storage



Large double bedroom



Extremely well finished bathroom



Significant and beautifully kept secure garden space



Relaxed off road parking available





# WHAT'S GREAT?

A superb, one bedroom, ground floor flat with large garden and relaxed off road parking in a quiet cul de sac position. This lovely home represents a superb investment opportunity, first time buy or bungalow alternative.

The property is situated on the southern outskirts of Market Harborough's vibrant town centre, with excellent commuter links and amenities.

Internally the accommodation comprises; entrance hall with large useful storage cupboard, large lounge, newly fitted kitchen diner, large bedroom and recently refitted bathroom. Outside there is also a large, enclosed rear garden and to the front there is off road parking available.

Strong interest is anticipated in this property and an internal viewing is recommended, to arrange yours contact sole selling agents, Oscar James on 01858 458458 today!

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# SELLER'S SECRET

We have lived here for several years and love the quiet, yet convenient location. The close is great, with good neighbours and a peaceful cul de sac and we simply love our garden. We will be sad to move and hope that our buyers enjoy living here as much as we have.



## Why we like it....

We think this property is a great investment! Homes like this with a garden in Market Harborough rarely come available in this price range. What's more, the ground rent and service charge are incredibly low making this a very affordable home to own.

# OSCAR JAMES

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To buy or not to buy....

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