

Arden Close  
Market Harborough  
LE16 7DA

£250,000



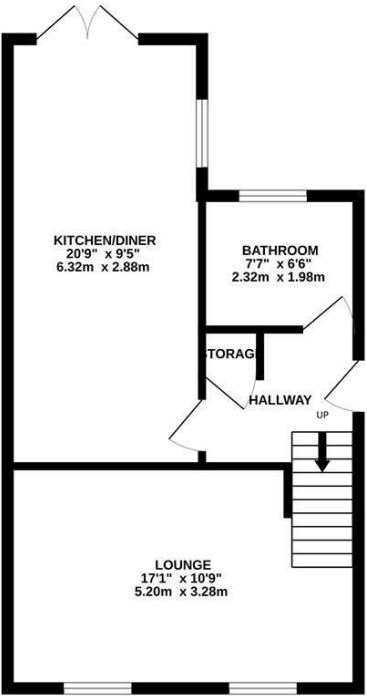
OSCAR JAMES

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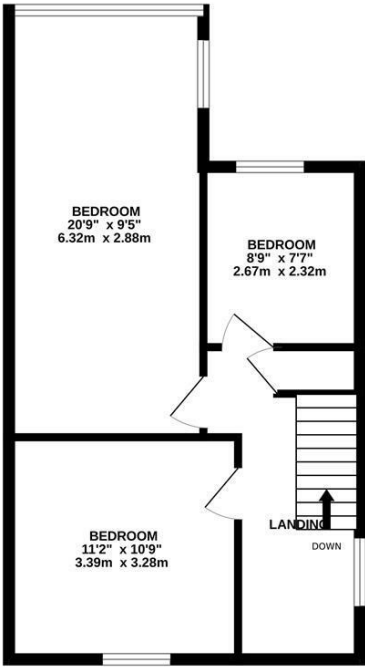


# FLOOR PLANS

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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...



Living Room



Kitchen/ Dining Room



Three Bedrooms



Bathroom



Spacious Rear Garden



Garage and Driveway



# WHAT'S GREAT?

Located in the popular area of Arden Close, Market Harborough, this spacious family home presents an exciting refurbishment opportunity for those looking to create their dream residence- with no onward chain.

The house features living room, kitchen/ dining area, three well-proportioned bedrooms and a family bathroom, the property offers ample space for a growing family.

The generous layout allows for a variety of design possibilities, making it an ideal canvas for modernisation. The property also boasts a garage and a driveway, providing convenient off-street parking.

Further benefits include a the large garden, which offers significant potential for improvement. Whether you envision a beautiful outdoor space.

This property is not just a house; it is a place where you can truly make your mark. With its

prime location in Market Harborough, you will enjoy the benefits of a friendly community and easy access to local amenities. This home is a rare find, offering both space and the opportunity to personalise it to your taste. Don't miss the chance to transform this property into your ideal family home.

...expect excellence





# SELLER'S SECRET

Fantastic opportunity for a renovation project, in a lovely area of Market Harborough. Situated on a good sized plot and benefitting from garage and driveway.



## Why we like it....

It is recommended that any potential buyers assess the property thoroughly, the work needed could affect your ability to buy with a mortgage. Viewings are advised to appreciate the full potential of the property. No onward chain.

# OSCAR JAMES

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7DS

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To buy or not to buy....

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