

40 Bath Street  
Market Harborough  
LE16 9EL

£250,000



OSCAR JAMES

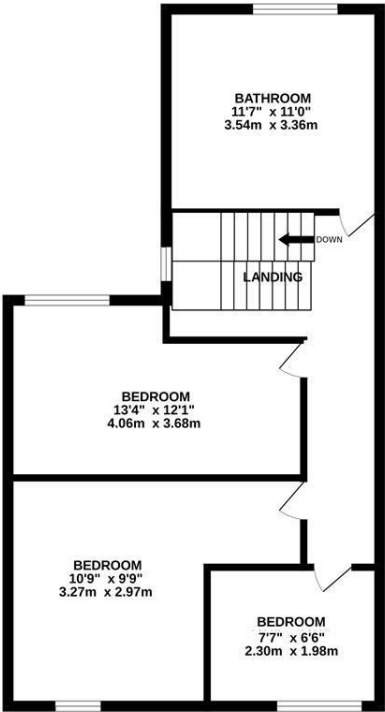
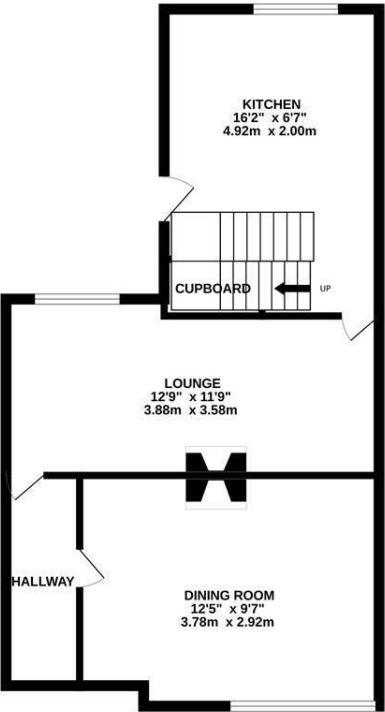
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# FLOOR PLANS

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Mensura 12/2019



## AT A GLANCE...



Great sized light and airy lounge



Modern fitted kitchen



Three adequately sized bedrooms



Well appointed first floor bathroom



Low maintenance garden



On road parking





## WHAT'S GREAT?

Oscar James is delighted to bring to market this beautifully appointed three-bedroom mid-terrace property, ideally situated close to the heart of Market Harborough and its excellent range of amenities.

Upon entering the property, you are welcomed by a bright entrance hallway leading to two generously sized reception rooms, both featuring charming period fireplaces that add character and warmth. The kitchen has been thoughtfully modernised, offering a stylish and practical space that completes the ground floor accommodation.

The first floor comprises three well-proportioned bedrooms and a tastefully presented family bathroom, providing comfortable and versatile living space throughout.

Externally, the property benefits from a low-maintenance rear garden with a combination of paved and gravelled areas — ideal for relaxing or entertaining guests.

For further information or to arrange a viewing, please contact Oscar James Market Harborough.

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# SELLER'S SECRET

We have loved living so close to the town of Market Harborough. Such an ideal location.



*Why we like it....*

The ideal property for a first time buyer or as an investment.

## OSCAR JAMES

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*To buy or not to buy....*

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