

29 Victoria Avenue
Market Harborough
Leicestershire
LE16 7BQ

£450,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Immaculately presented three bedroom Period Property located on the prestigious Victoria Avenue boasting generous proportions and finished to an extremely high standard throughout.

Situated in the most sought after area of Market Harborough this fantastic property offers a host of historic features and is a short walk to the town centre, canal basin and a short drive to the A6 and A14.

Access is gained through a stained glass front door into the Entrance hall, featuring attractive mosaic tiled flooring and offering access to the Living room Kitchen/Diner/Family space and WC.

Living Dining Room boasting generous ceiling height and proportions throughout and featuring bay windows to the front injecting natural light and feature fire place with working log burner.

Recently renovated Kitchen Dining/Family Room with log burner and a range of integrated appliances to included; washing machine/fridge/freezer/dishwasher/double oven and warming draw.

Three well proportioned Bedrooms two of which are double in size. There is also potential for a fourth bedroom loft conversion, it is fully boarded with power and light (subject to planning permission).

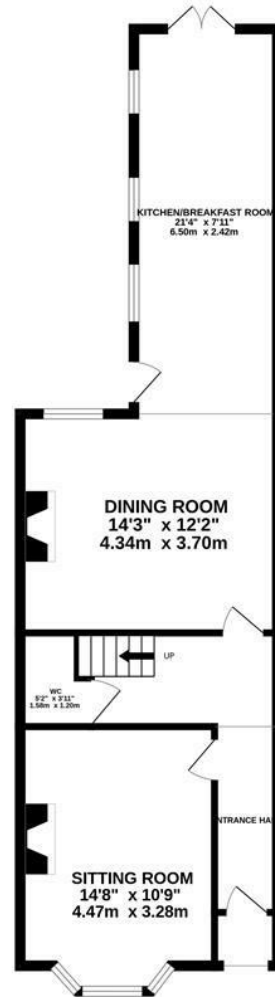
Family Bathroom offering a well proportioned layout and an attractive three piece suite to include, WC and walk in shower.

Externally the Property offers an attractive period frontage with a host of mature plantings and gravelled borders and access to the Rear Garden is gained through a side gate. The beautifully presented Rear Garden boasts an array of well established plantings and a attractive borders. There is a patio area ideal for seating.

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Floor Plan

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 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...



Lounge With Feature Fireplace



Refitted Kitchen/Diner



Three Bedrooms



Family Bathroom & WC



Private Rear Garden



On Street Parking





SELLER'S SECRET

We love living here, it is a great location and such a quiet street, it is so handy to walk into town.



Why we like it....

One of the best addresses in Market Harborough, we really don't expect this property to be around for long.

OSCAR JAMES

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To buy or not to buy....
