

52 Heygate Street  
Market Harborough  
Leicestershire  
LE16 7JS

£240,000



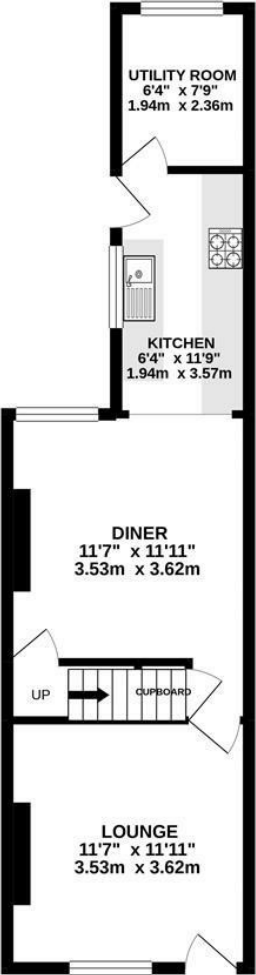
OSCAR JAMES

...expect excellence



# FLOOR PLANS

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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



Refitted Kitchen



Two Bedrooms



Refitted Bathroom



Enclose Rear Garden



On Street Parking



## WHAT'S GREAT?

Beautifully refurbished two bedroomed mid terrace property situated just a short walk from Market Harborough's town centre.

This property has been fully refurbished and improved by its current owners, which would make the perfect first time buy or investment.

With original feature fireplaces, refitted kitchen, bathroom and utility room, it really must be viewed to be appreciated.

The accommodation on the ground floor consists of an lovely lounge with feature fire place, storage cupboard, dining room with a log burner and doors on the garden, refitted kitchen and utility room.

To the first floor there are two good size bedrooms and a stunning bathroom with separate shower and roll top bath.

Outside there is an enclosed rear garden with patio area and small shed.

This property also benefits from a new boiler and radiators.

Please call Oscar James to arrange a viewing.

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# SELLER'S SECRET

We purchased this property as our first home, we have done a lot of work to it and we are ready for our next project.



## Why we like it....

This property is stunning, it has been completely refurbished by its current owners and is in a fantastic location.

# OSCAR JAMES

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To buy or not to buy....

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