



FAIRFIELD ROAD, MARKET HARBOURGH, LE16 9QH

PRICE GUIDE £250,000

NO  
PARKING PLEASE

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOURGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A bay fronted mid terraced property located within easy walking distance of the town centre retaining many original features to include Victorian tiled floor, arch and corbels, deep cornice and skirting boards, there are two good reception rooms, good sized breakfast kitchen and two double bedrooms and a nursery/study. Courtyard garden.

#### ACCOMMODATION IN DETAIL

Entrance hallway with original tiled Victorian floor, sitting room, dining room, breakfast kitchen. On the first floor there are two bedrooms, box room and bathroom. Externally there is a front garden and rear courtyard.

#### GROUND FLOOR

##### ENTRANCE HALL

Original tiled Victorian floor, radiator, stairs rising to first floor and door connecting to:

##### SITTING ROOM 13'9" x 11'3" (4.19m x 3.43m)

Fire surround with hearth, meter cupboard to side, radiator and double glazed bay window to front elevation.

##### DINING ROOM 12'10" x 12'3" (3.91m x 3.73m)

Fitted gas fire, radiator and double glazed window to rear.

##### BREAKFAST KITCHEN 19'3" max x 7'9" (5.87m max x 2.36m)

Useful under-stairs storage cupboard, range of base and wall units, stainless steel sink with drainer, integrated electric oven, gas hob with hood above, wall mounted central heating boiler, vinyl floor covering, window to side

elevation and door to the rear porch, which then gives access to the rear courtyard garden.

#### FIRST FLOOR

##### LANDING

Useful storage cupboard.

##### BEDROOM ONE 13'9" x 12' (4.19m x 3.66m)

With cupboard, double glazed window to front elevation.

##### BEDROOM TWO 12' x 9'4" (3.66m x 2.84m)

With window to rear elevation.

##### NURSERY/STUDY 5'2" x 6'9" reducing to 5'3" (1.57m x 2.06m reducing to 1.60m)

Double glazed window to side elevation.

##### WET ROOM 12'1" x 8' (3.68m x 2.44m)

Comprising of wc, wash hand basin, radiator, airing cupboard housing hot water cylinder and shower, window to rear elevation.

#### OUTSIDE

There is a small fore garden with hand gate, pedestrian access shared with a neighbouring property which runs round to the rear of the block of terrace. The rear garden is a courtyard with useful store and private gate to walkway.

#### FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.





#### COUNCIL TAX

Council Tax Band B. For further information contact  
Harborough District Council 01858 828282

#### STAMP DUTY

The following SDLT rates apply until 31st March  
2021:

Up to £500,000 - Zero

The next £425,000 (the portion from £500,001 to  
£925,000) - 5%

The next £575,000 (the portion from £925,001 to  
£1.5m) - 10%

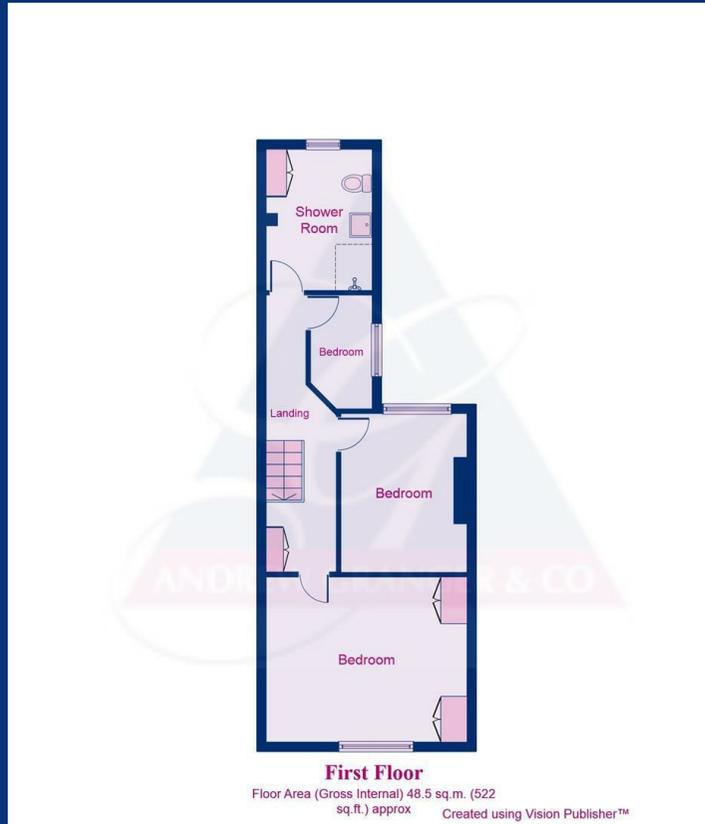
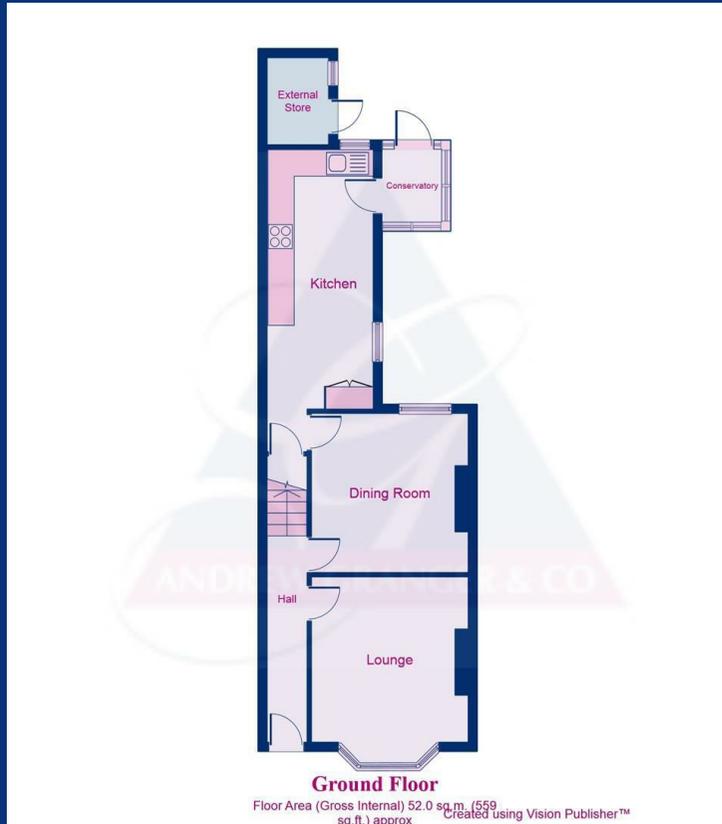
The remaining amount (the portion above £1.5  
million) - 12%

A further 3% will be payable on the whole amount  
if this is an additional property to one that you  
already own.

#### MONEY LAUNDERING

To comply with The Money Laundering Regulations  
2007, any successful purchaser/purchasers will be  
asked to provide proof of identity and we will  
therefore need to take copies of a passport/driving  
licence and a recent utility bill (not more than three  
months old). This information is required prior to  
Solicitors being instructed.





## LOCATION



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**Call 01858 431 315**

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