



43 PATRICK STREET MARKET HARBOROUGH, LE16 9HP



43 PATRICK STREET

£215,000 Freehold

Found to the top end of Patrick Street, this beautifully presented two bedroom mid-terrace is an ideal property to move straight into and call your own! The property has been sympathetically and carefully updated to provide a modern twist on this period property which can be seen in the modern and stylish kitchen and bathroom. There are two reception rooms to choose from and configure how you wish with the cosy sitting room at the back of the house benefiting greatly from the south facing aspect, making it a warm room all year round! The current owner gets great enjoyment from the pretty rear garden which I am told is a delight in the summer months when it is in full bloom. A huge appeal of the garden is that it is both south facing and not overlooked, creating a perfect oasis to relax. The property is ideally located within walking distance of many local amenities and shops with the town centre a stone's throw away.





RECEPTION ROOM

11' 00" x 10' 00" (3.35m x 3.05m)

LOUNGE

13' 09max" x 10' 11" (4.19m x 3.33m)

KITCHEN

13' 04" x 5' 08" (4.06m x 1.73m)

FIRST FLOOR LANDING

14' 06" x 3' 00" (4.42m x 0.91m)

MASTER BEDROOM

10' 01" x 9' 11" (3.07m x 3.02m)

BEDROOM TWO

10' 08" x 7' 09" (3.25m x 2.36m)

BATHROOM

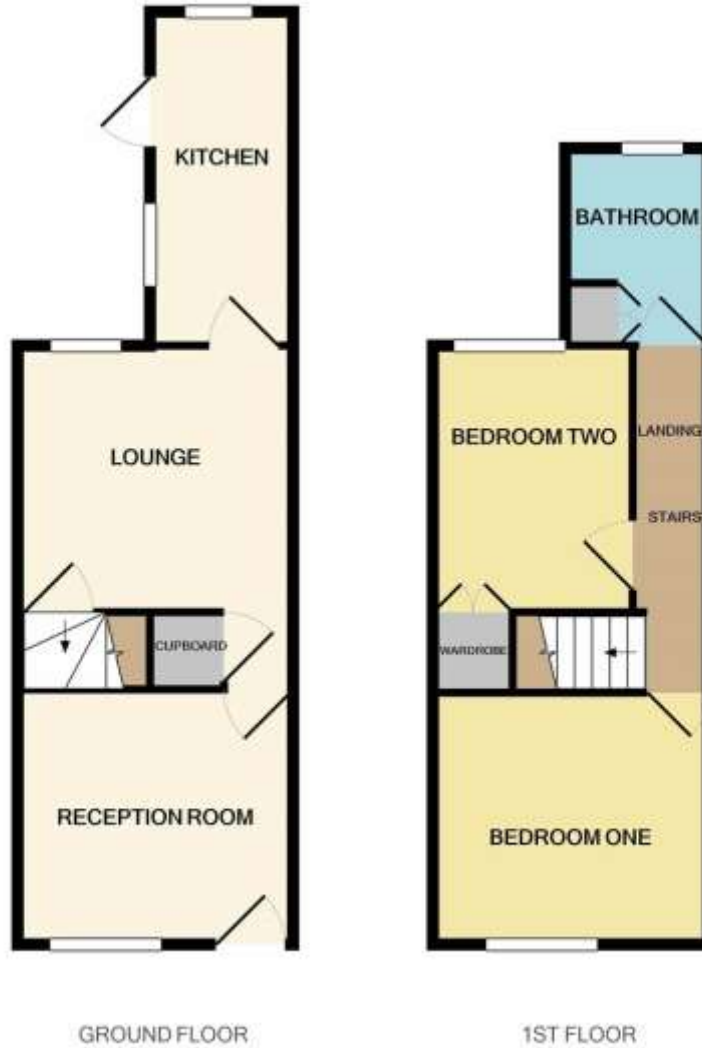
7' 10max" x 5' 07max" (2.39m x 1.7m)

OUTSIDE

The property has a pretty frontage with a front garden enclosed by a low-level bricked wall. The front garden is paved in an attractive block pattern.

The rear garden is a tranquil space to relax on a summers day and enjoy the south facing sunshine. The southerly positioning also benefits any keen gardener and the raised beds with timber sleepers provide the perfect space to care for your plants. The garden is mostly hard standing and so can be as high or low maintenance as you wish! There is gated access through neighbouring properties for easy access. Perhaps the most appealing feature of this property is the fact that you are not overlooked from the rear.





TENURE

Freehold

SERVICES

Mains electricity and water connected.

Gas fired central heating.

LOCAL AUTHORITY

Harborough District Council

VIEWING

Strictly by appointment with the selling agents.

EPC-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.