



**23, LIMNER STREET, MARKET HARBOROUGH,
GUIDE PRICE £200,000**

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



A two storey coach house located in this ever popular residential location close to Market Harborough town centre.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough town centre, proceed westbound via Coventry Road, turning left at the traffic lights onto Farndon Road, turning right just before the second roundabout onto Burton Street, turning left at the end onto Angell Drive, right into Limner Street, with the property located on the left hand side.

Door leading through to:

ENTRANCE HALL

With stairs rising to the first floor landing, and window to rear elevation, radiator, connecting door leads to:

CLOAKROOM

Comprising of wc, wash hand basin, radiator, tiled floor, window to rear elevation.

LOUNGE 16'7 x 12'3 (5.05m x 3.73m)

Radiator, window to front elevation, opening through to:

KITCHEN 8'5 x 7'5 (2.57m x 2.26m)

Fitted with a range of base and wall units, stainless steel sink with drainer, electric gas hob with hood above, integrated dishwasher and fridge/freezer, vinyl floor covering, window to front elevation, stairs rise to:

FIRST FLOOR

LANDING

With window to rear, housing for boiler and radiator.

BEDROOM ONE 13'1 x 7'7 (3.99m x 2.31m)

Fitted wardrobes provide hanging and storage space, radiator and window to rear elevation.

BEDROOM TWO 13'2 max x 8'8 (4.01m max x 2.64m)

With mirror fronted wardrobes providing hanging and storage space, radiator and window to front elevation.



SHOWER ROOM 7'2 x 5'5 (2.18m x 1.65m)

Fitted shower unit, close coupled wc and wash hand basin, radiator, vinyl floor covering and window to front elevation.

OUTSIDE

GARAGE 17'4 x 8'9 (5.28m x 2.67m)

Located in a separate block. via a shared right of way with neighbouring properties, up and over door, power and lighting.

Useful outside store.

NOTE TO PURCHASERS

The property has a flying freehold across the archway that leads to the car standing/garage area.

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 B.

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%

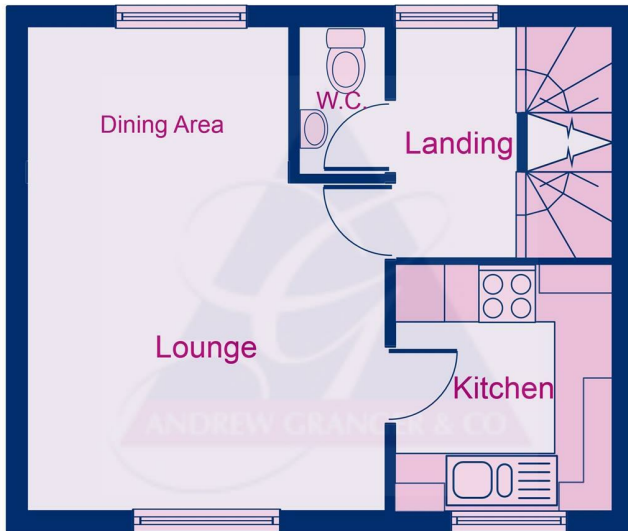
A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

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.

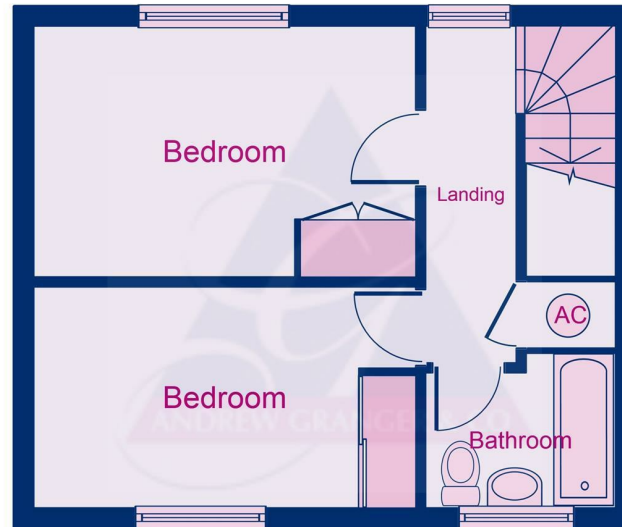




First Floor

Floor Area (Gross Internal) 31.0 sq. m. (334 sq. ft.) approx

Created using Vision Publisher™



Second Floor

Floor Area (Gross Internal) 31.0 sq. m. (334 sq. ft.) approx

Created using Vision Publisher™

LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Call 01858 431 315

Andrew Granger & Co. Phoenix House, 52 High Street,
Market Harborough, Leicester LE16 7AF
www.andrewgranger.co.uk



sales@andrewgranger.co.uk

