

## ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON







This two bedroomed semi detached property requiring some improvement is located in this ever popular residential area, just a few minutes walk from the centre of Market Harborough town. NO UPWARD CHAIN!

#### **VIEWINGS & DIRECTIONS**

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From our office on High Street, travel in a northerly direction out of the town on the A6047, turn left onto Fairfield Road, and first right onto Fairway. At the T junction turn left whereupon the property is the second home on the left hand side.

#### **ACCOMMODATION IN DETAIL**

#### **GROUND FLOOR**

#### **ENTRANCE HALLWAY**

With stairs rising to first floor, radiator, useful open storage area, door connecting through to:

### LOUNGE/DINER 27' x 9'9 reducing to 8'6 (8.23m x 2.97m reducing to 2.59m)

Brick fireplace with a raised hearth, windows to front and rear elevations, radiator.

#### KITCHEN 10'4 x 7'6 (3.15m x 2.29m)

Fitted range of base and wall units, breakfast bar, electric oven with hob, hood over, sink with drainer, plumbing for appliance, door to garden and window to side.

## GROUND FLOOR BEDROOM 9' x 7'8 (2.74m x 2.34m) Radiator, fitted wardrobes providing hanging and storage space and window to front.

#### **FIRST FLOOR**

#### **LANDING**

Airing cupboard housing the central heating boiler, window to side, connecting door to:

## PRINCIPAL BEDROOM 14'5 x 11'7 max (4.39m x 3.53m max)

Fitted wardrobes provide hanging and storage space, additional eaves storage space within, radiator, window to front elevation.

#### BATHROOM 8'8 x 5'9 (2.64m x 1.75m)

Comprising of wc, wash hand basin and bath, linen cupboard, radiator, window to side elevation.

#### **OUTSIDE**

Car standing to front which in turn leads to a car port, access to the rear garden via gate, being stocked with a variety of mature shrubs and trees, pond, timber shed, shaped lawn,, enclosed by timber fencing.

#### **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 awaited.

#### **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%

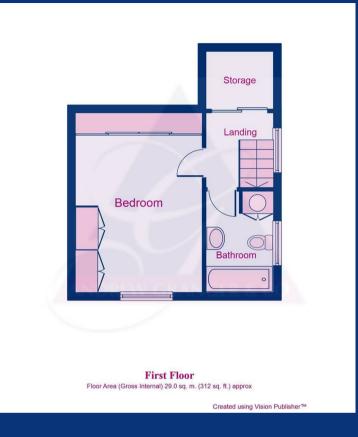
A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

#### MONEY LAUNDERING

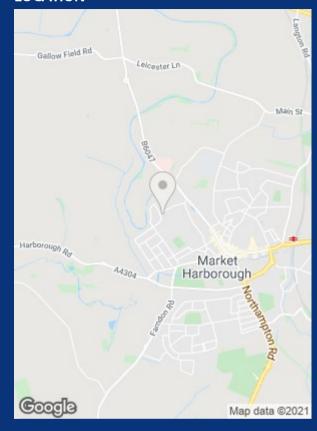
To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to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



# Kitchen Living Room Bedroom 1 **Ground Floor** Floor Area (Gross Internal) 46.0 sq. m. (495 sq. ft.) approx Created using Vision Publisher™



#### LOCATION



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#### Call 01858 431 315











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