



Western Avenue, Market Harborough LE16 9PL

welcome to

Western Avenue, Market Harborough

William H Brown are delighted to offer this three bedroom semi detached house with off road parking and garage in Market Harborough. This property has the possible potential for a side extension subject to the necessary planning application. Good sized plot.

Early viewing advised

Entrance Hall

Entered via a UPVC door, double glazed window to the side aspect, stairs rising to first floor landing, doors to all rooms, radiator.

Kitchen/ Diner

Fitted Kitchen, with wall and base units and work surfaces over, fitted oven with extractor over, one and a half stainless steel sink, double glazed windows to the rear and side aspect, door to under the stairs storage cupboard and double glazed door leading to rear garden.

Utility Room

Door from kitchen, boiler and water tank.

First Floor Landing

Stairs rising from the entrance hall, double glazed window to side aspect, access to the loft and doors leading to all rooms.

Bedroom One

Double glazed window to the front aspect, radiator and built in wardrobe space.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the front and side aspect, storage cupboard and radiator.

Bathroom

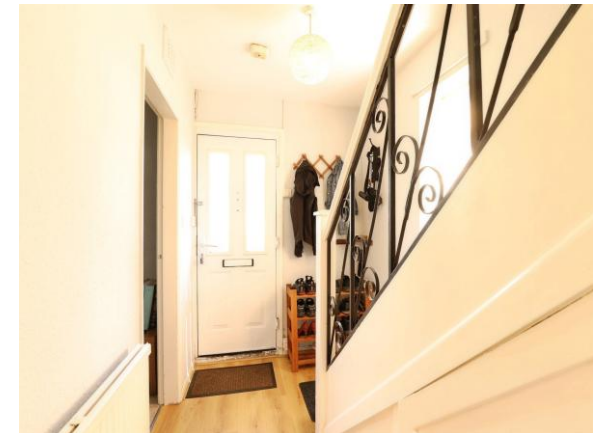
Floor to ceiling tiles, shower cubicle and pedestal sink basin, radiator. Separate w/c room with low level wc.

Externally Front

Off road parking with access to the garage.

Rear Garden

Patio area surrounding grass area in the middle, mature shrubs. Access to a side storage room next to the Kitchen.





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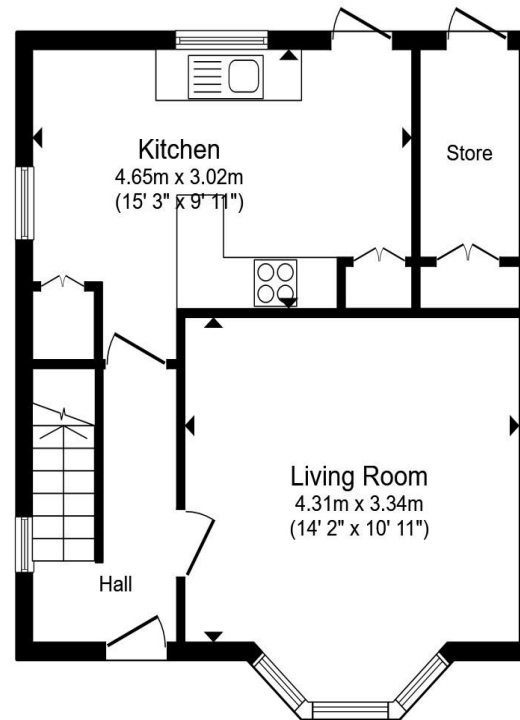
Western Avenue, Market Harborough

- Semi detached house
- Off road parking
- Three bedrooms
- Good sized plot
- OPEN HOUSE EVENT - SUNDAY 27TH SEPT - 4:00PM - 5:15PM

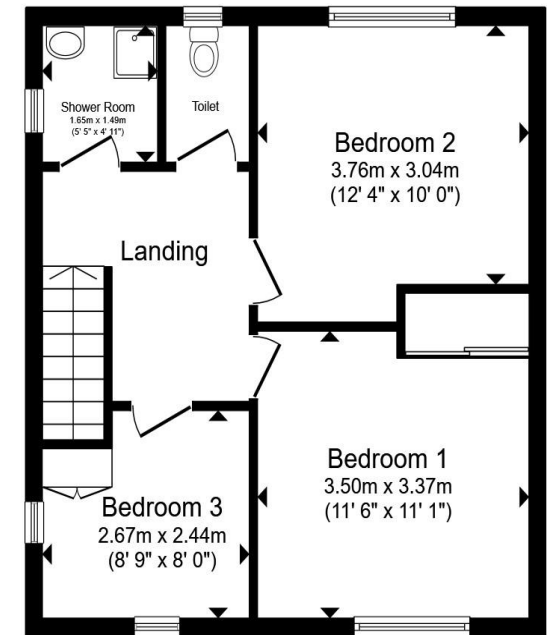
Tenure: Freehold EPC Rating: E

Council Tax Band: B

£265,000



Ground Floor



First Floor

Total floor area 88.4 m² (952 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
RWL108273 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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