

45 Patrick Street, Market Harborough, LE16 9HP



£1,000 Per Month

Situated towards the end of a cul de sac in an established residential area close to the town centre, is this well presented terraced home.

The gas centrally heated and double glazed accommodation comprises: Lounge, dining room, fitted kitchen with appliances, landing, two bedrooms and family bathroom. Outside there is a private South facing and manageable rear garden.

The property is offered unfurnished and is available immediately.

Service without compromise

Lounge 10'11" x 10'1" (3.33m x 3.07m)

Accessed via UPVC opaque double-glazed front door. Double-glazed window to the front elevation. Feature cast iron period open fire place. Fitted base metre cupboard. Radiator. Stripped timber door to inner lobby.

Inner Lobby

Stripped timber door to spacious under stairs storage cupboard. Doorway to dining room.

Dining Room 11'2" x 10'8" (3.40m x 3.25m)

Double-glazed window to the rear elevation. Radiator. Feature cast iron period open fire place. Stripped timber door to the stairs to the first floor. Stripped timber door to the kitchen.

Kitchen 13'8" x 5'9" (4.17m x 1.75m)

Fitted base and wall units. Solid timber work surfaces with complimentary tiled splash backs. Fitted free standing electric cooker with stainless steel extractor hood over. Fitted automatic washing machine. Upright fridge/freezer. Stainless steel single sink and drainer. Two double-glazed windows to the side elevation. Double-glazed door leading out to the rear garden. Slate effect ceramic tiled flooring. Radiator.

First Floor Landing

Radiator. Stripped timber doors to rooms.

Bedroom One 10'11" x 10'1" (3.33m x 3.07m)

Double-glazed window to the front elevation. Radiator.

Bedroom Two 10'7" x 8'1" (3.23m x 2.46m)

Double-glazed window to the rear elevation. Radiator. Built in wardrobe with access to loft space.

Bathroom

Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level wc. Complimentary tiling. Airing cupboard housing gas fired combination central heating boiler. Radiator. Opaque double-glazed window.

Front

Small paved four court with brick retaining wall. Pedestrian gated access to the rear garden.

Rear

Mainly block paved and gravelled with raised beds towards the rear. Outside lighting. Timber lat fencing. Open timber store.

Additional Information

Council tax band: TBA

Holding deposit based on £1,000 rent per calendar month amounting to £230

Damage deposit based on £1,000 rent per calendar month amounting to £1,153

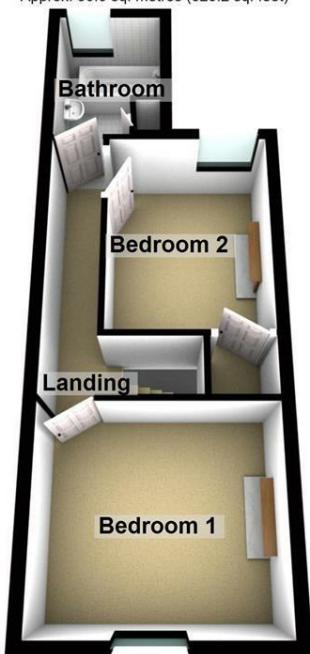
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

Ground Floor
Approx. 32.6 sq. metres (350.5 sq. feet)

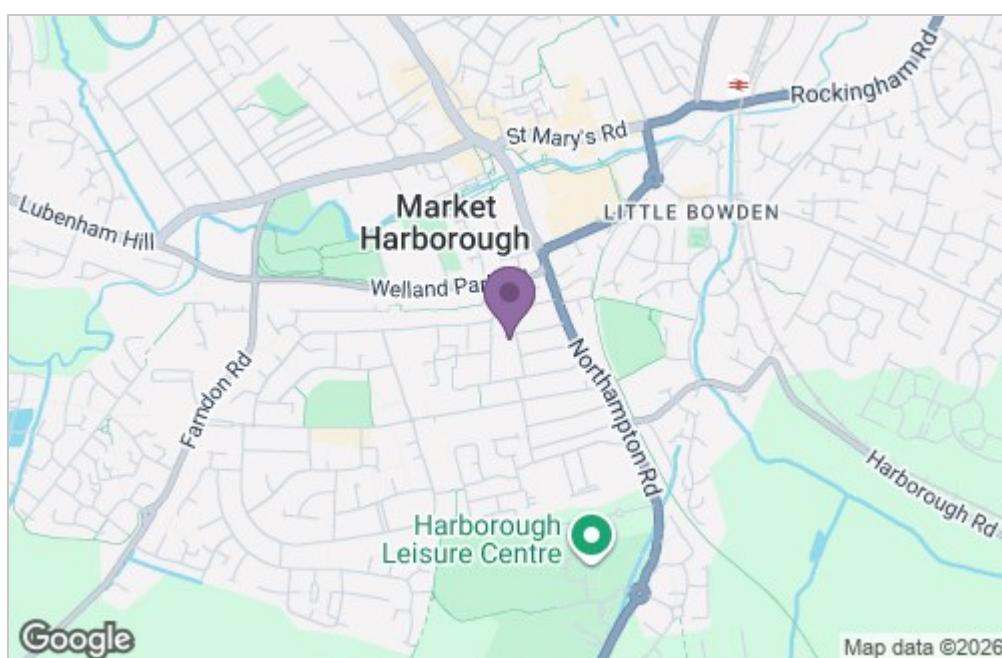


First Floor
Approx. 30.0 sq. metres (323.2 sq. feet)

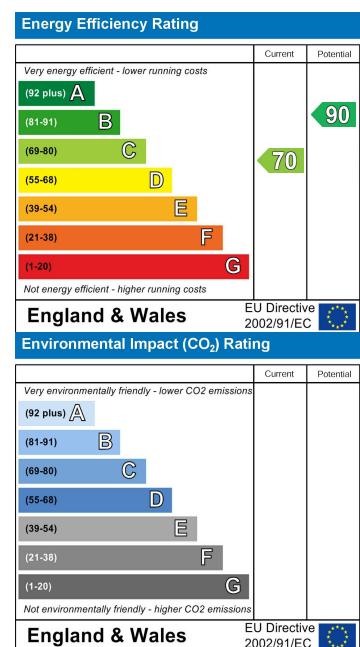


Total area: approx. 62.6 sq. metres (673.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise