

## 5 Mill Hill Road, Market Harborough, LE16 7DN



**£795 Per Month**

Ideally placed within walking distance of both the town centre and the mainline railway station is this character mid terraced townhouse. The property has recently undergone refurbishment and comprises: Kitchen/diner, utility room, cellar, first floor living room, two double bedrooms and shower room. There is also a shared courtyard and brick coal shed/store. The property is unfurnished and is available to view from late May. There is no allocated parking available with the property.

*Service without compromise*

## Kitchen/Diner 10'6" x 10'8" (3.20m x 3.25m)

Accessed via composite front door with fanlight window over. Upvc double glazed window to the front elevation. Fitted modern 'Shaker' style base and wall units. Roll edge work surfaces with complementary tiled splash backs. Brand new fitted electric base oven and four ring electric hob beneath filter extractor fan. New vinyl flooring. Extractor fan. Slimline electric storage heater. Opening to:-

## Utility Room 6'11" x 4'7" (2.11m x 1.40m)

Fitted base unit and roll edge work surface with complementary tiled splash backs. Stainless steel sink and drainer. Space and plumbing for automatic washing machine. New vinyl flooring. Window to the side elevation. Opaque glazed door leading outside. Stairs rising to the first floor. Door to stairs down to cellar.

## Cellar 15'8" x 11'6" (4.78m x 3.51m)

With good head height, power and lighting. Fitted hot water cylinder.

## Landing

Timber balustrade. Stairs rising to the second floor. Doors to the living room and shower room.

## Living Room 15'2" x 10'4" (4.62m x 3.15m)

Two double glazed windows to the front elevation. Timber fire surround. Two shelved arched recesses with base storage cupboards. Slimline electric storage heater. Two telephone points. Television point.

## Shower Room



New double shower cubicle with mains shower fitment and Perspex screen. Pedestal wash hand basin. Low level

WC. Vinyl flooring. Electric warm air heater. Extractor fan. Opaque upvc double glazed window.

## Bedroom One 10'2" x 7'10" (3.10m x 2.39m)



Upvc double glazed window to the front elevation. Electric panel heater. Access to loft space.

## Bedroom Two 12' 11" x 7' (3.66m 3.35m x 2.13m )



Upvc double glazed window to the front elevation. Electric panel heater.



## Outside



There is also a shared courtyard and brick coal shed/store.

## Additional information

Council tax band A

Holding deposit based on £795 pcm £183

Damage deposit based on £795 pcm £917

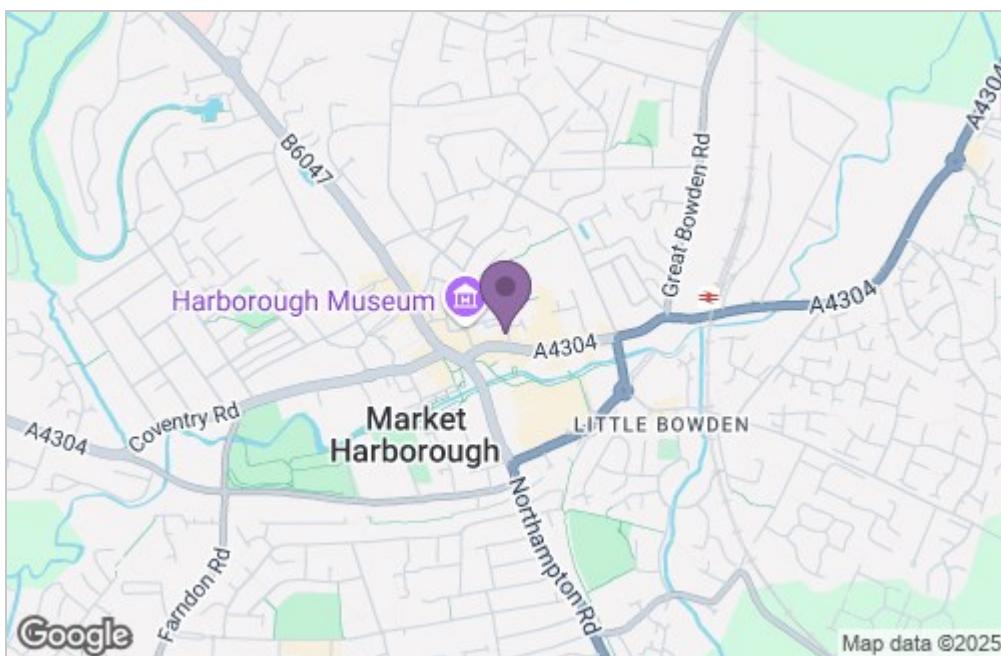
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

# ADAMS & JONES

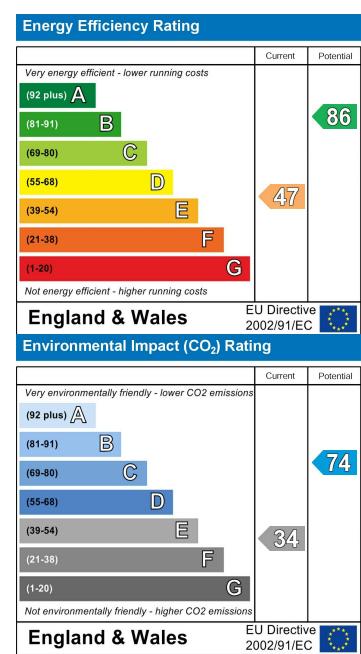


## Floor Plan

## Area Map



## Energy Efficiency Graph



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