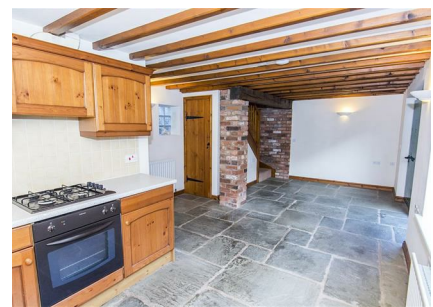


7 Aldwinckles Yard, Market Harborough, LE16 7AL



£895 Per Month

Ideally situated right in the centre of town is this delightful end of terrace mews cottage. The gas centrally heated accommodation oozes character with flagstone floors, exposed brick walls and beams. It briefly comprises a 23'10" x 12'6" open plan living area and fitted kitchen, downstairs WC, landing, two good sized bedrooms and a shower room.

Outside there is a small gravelled patio area to the front and allocated parking for one car.

The property is offered unfurnished and is available immediately.

Service without compromise



Living Room/Kitchen 23'10" max x 12'6" max (7.26m max x 3.81m max)

Accessed via hardwood front door. Picture double-glazed windows to the front elevation. Exposed flag stone flooring. Brick wall. Timber ceiling beams. Range of pine facing fitted base and wall units. Laminated work surfaces with complimentary tiled splash backs. Fitted oven and four ring gas hob with extractor hood over. Fitted refrigerator. Space and plumbing for washing machine. Wall mounted gas fired combination central heating boiler. Three wall lights. Two radiators. Television point. Telephone point. Stairs rise into the first floor with spacious understairs storage cupboard. Pine door to downstairs wc.

Downstairs WC

Flagstone flooring. Wash hand basin. Low level wc. Radiator. Wall light. Extractor fan.

First Floor Landing

Radiator. Opaque glazed glass block window. Access to loft space. Pine doors to rooms.

Bedroom One 12'0" x 8'3" (3.66m x 2.51m)

Timber framed window to the front elevation. Two wall lights. Television. Telephone point. Radiator. Over stairs fitted wardrobe.

Bedroom Two 11'10" x 7'1" (3.61m x 2.16m)

Window to the front elevation. Radiator. Television point.

Shower Room

Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level wc. Complimentary tiling. Double-glazed Velux window. Radiator. Extractor fan. Electric shaver point.

Outside

To the front of the property is a small gravelled area. Allocated single off road parking for one car.

Additional Information

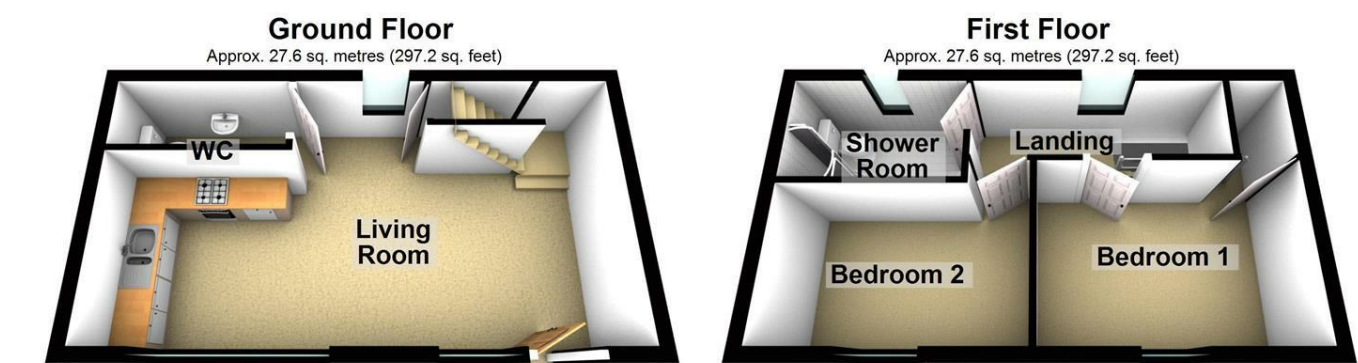
Council tax band: B

Holding deposit based on £895 rent per calendar month amounting to £206

Damage deposit based on £895 rent per calendar month amounting to £1,032

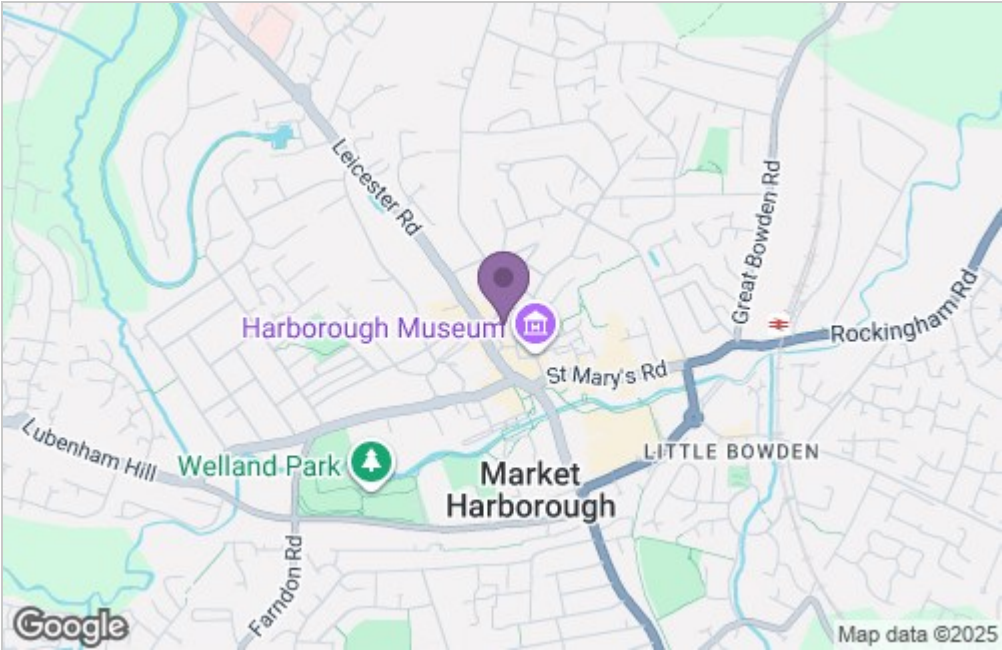
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

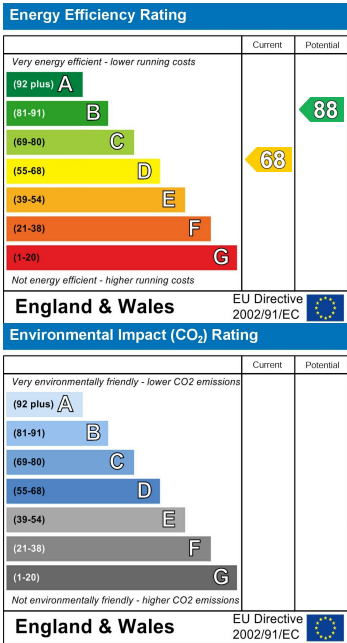


Total area: approx. 55.2 sq. metres (594.5 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise