ADAMS & JONES

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Service without compromise

1 Albany Road, Market Harborough, LE16 7QG

£1,350

An immaculately presented, link detached family home ideally located for easy access to both the railway station and town centre amenities.

The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, modern fitted kitchen/diner, landing, three bedrooms and family bathroom. There is also a good sized and private rear garden, off road parking and an attached garage which has been divided into two rooms.

The property is offered unfurnished and is available immediately.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall

Accessed via an opaque double-glazed leaded front door. Stairs rise into the first floor. Wood laminate flooring. Radiator. Multi pane door to lounge.

Lounge 15'0" x 11'3" (4.57m x 3.43m)

Double-glazed window to the front elevation. Radiator. Television and telephone points. Feature electric fireplace and surround. Understairs storage cupboard. Multi pane door to kitchen/diner.

Kitchen/Diner 14'3" x 8'11" (4.34m x 2.72m)

Modern re-fitted kitchen with a range of fitted base and wall units. Laminated work surfaces with complimentary tiled splash backs. Fitted appliances to include; electric oven, four ring gas hob with stainless steel extractor fan over, automatic dishwasher and automatic washing machine. Stainless steel single sink and drainer. Double-glazed window to the rear elevation. Radiator. Wall mounted gas fired combination central heating boiler. Double-glazed French doors opening out to the rear garden.

Landing

Timber balustrade. Double-glazed window to the side elevation. Access to loft space. Built in linen cupboard. Doors to rooms.

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Bedroom One 12'8" x 8'1" to the face of the wardrobes (3.86m x 2.46m to the face of the wardrobes)

Fitted wardrobes spanning one wall. Radiator. Double-glazed window to the front elevation.

Bedroom Two 8'11" x 8'1" to the face of the wardrobes (2.72m x 2.46m to the face of the wardrobes)

Double-glazed window to the rear elevation. Radiator. Fitted mirrored wardrobes.

Bedroom Three 9'7" x 6'0" (2.92m x 1.83m)

Double-glazed window to the front elevation. Radiator. Fitted shelving. Telephone point.

Bathroom

Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level wc. Complimentary tiling. Heated towel rail. Complimentary tiled flooring. Opaque double-glazed window. Extractor fan.

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Front

Gravelled garden with tarmacked parking for one car. Gated side pedestrian access to the rear garden.

Rear Garden

Laid mainly to lawn. Paved patio area. Timber lat fencing. Affords a good deal of privacy.

Garage

Divided into two rooms with an up and over door at the front and a store room at the back with personal door to the rear garden.

Aditional Information

Council tax band C
Holding deposit based on rent of £1350pcm is £311
Damage deposit based on rent of £1350pcm is £1,557
Initial 6 month tenancy will revert to a monthly periodic after the initial term

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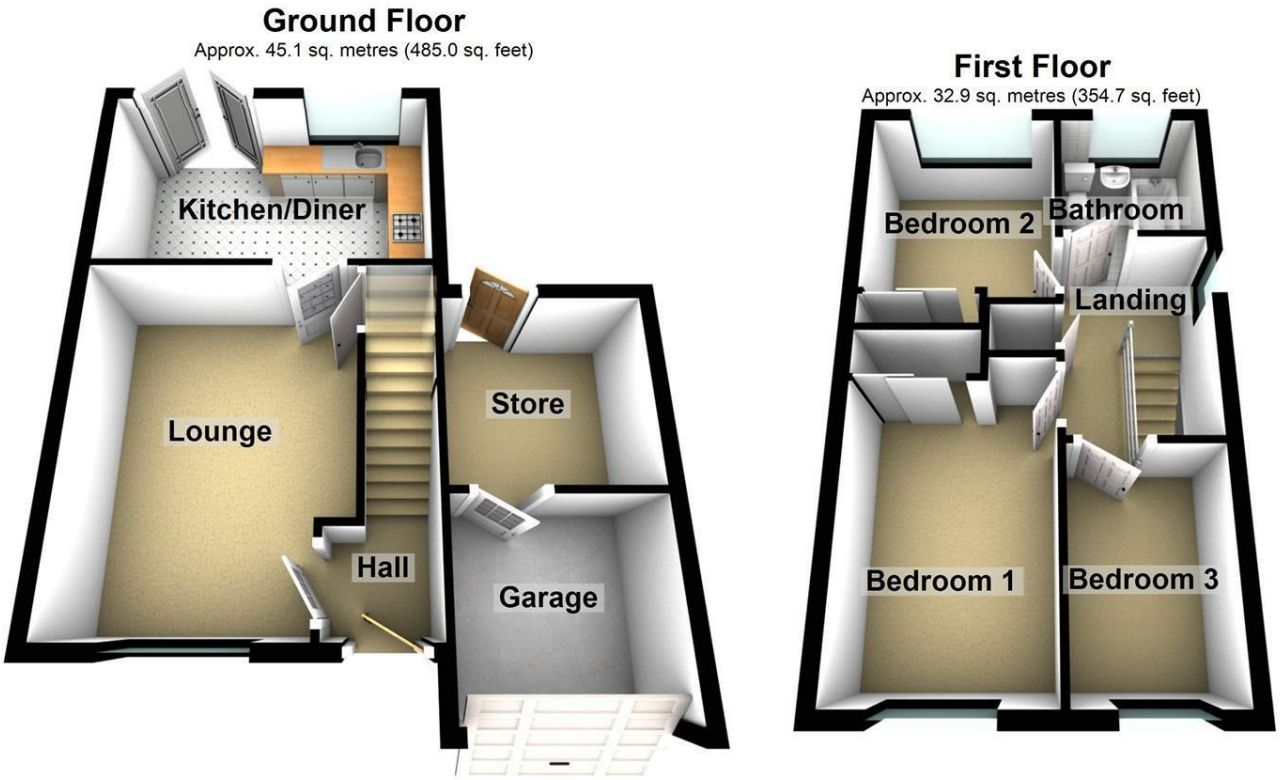
Floor Plan



Total area: approx. 78.0 sq. metres (839.6 sq. feet)

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Area Map

Energy Efficiency Graph