

## 2 Dunmore Road, Market Harborough, LE16 8AZ



**£1,300 Per Month**

Available to let is this beautifully presented end terraced town house located in the sought after Little Bowden area of Market Harborough. There are two private allocated parking spaces directly in front of the house and a pleasant private rear garden. Internally accommodation is presented to an outstanding standard and briefly comprises: entrance hallway, ground floor W/C, kitchen, spacious lounge/diner, landing, three well proportioned bedrooms and bathroom. Available mid September.

*Service without compromise*



## Entrance Hallway



Composite double-glazed front entrance door. Tiled flooring. Radiator. Utility cupboard off housing space and plumbing for washing machine with shelving over.

## Ground Floor W/C



Opaque UPVC double-glazed window to front. Tiled floor. W/C. Wash hand basin. Radiator.

## Kitchen 9'6" x 7'6" (2.90m x 2.29m)



UPVC double-glazed window to front. Fitted with a range of wall and floor mounted kitchen units. Space for fridge / freezer. Stainless steel one and a half bowl sink. Electric oven. Gas hob with extractor hood. Cupboard housing re-fitted Worcester central heating boiler. Tiled splash backs. Tiled flooring. Radiator.

## Lounge / Diner 19'2" maximum x 14'8" maximum (5.84m maximum x 4.47m maximum )



UPVC double-glazed window to rear. UPVC double-glazed French doors to rear. Under stairs storage cupboard. Electric fire. Tiled flooring. Two radiators.

## Landing



Radiator. Doors to rooms and family bathroom.

## Bedroom One 14'8" x 9'9" (4.47m x 2.97m)



Two UPVC double-glazed windows to rear. Built in wardrobe. Two radiators.

## Bedroom Two 12'5" x 7'5" (3.78m x 2.26m)



UPVC double-glazed window to front. Built in storage cupboard. Radiator.

## Bedroom Three 9'0" x 7'0" (2.74m x 2.13m)



UPVC double-glazed window to front. Radiator.



**Bathroom 7'8" x 6'3" (2.34m x 1.91m)**



W/C. Wash hand basin over storage unit. Panelled bath with built in shower and shower screen. Tiled splash backs. Tiled flooring. Heated towel rail.

**Front Garden**



Graveled with variety of shrubs inset.

**Parking**



Two allocated parking spaces directly in front of the house.

**Rear Garden**



Lawned area. Timber decking. Plant borders. Timber shed.

## Additional Information

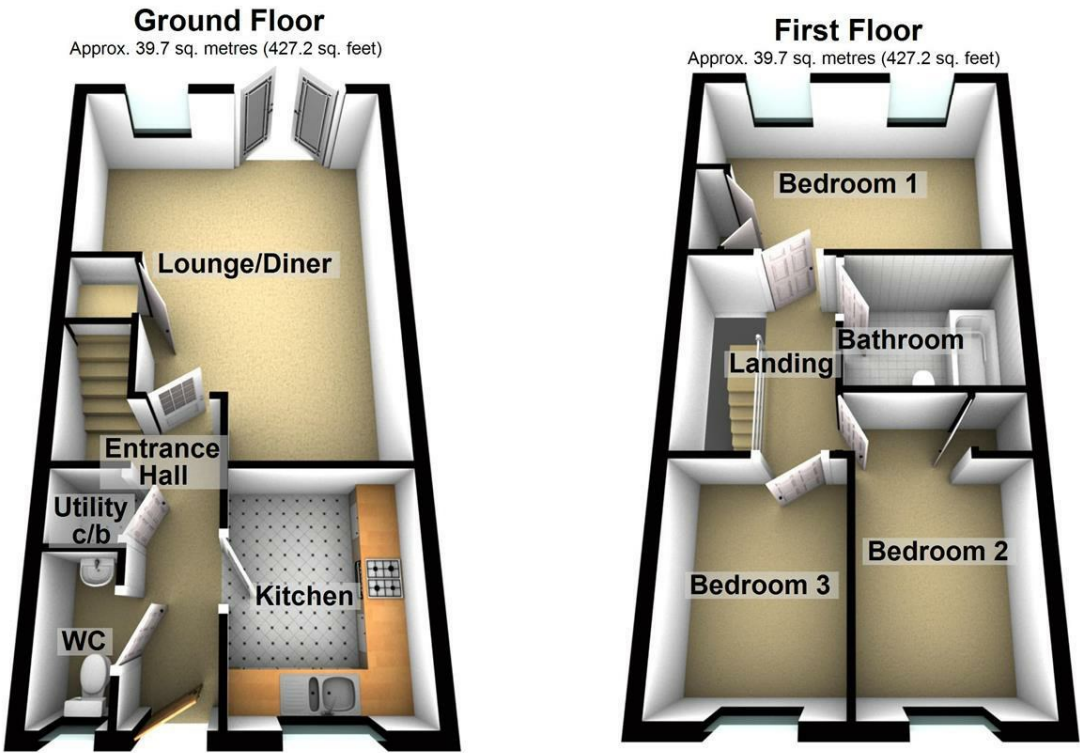
Council tax band C

Holding deposit based on £1,300 rent per calendar month amounting to £300

Damage deposit based on £1,300 rent per calendar month amounting to £1,500

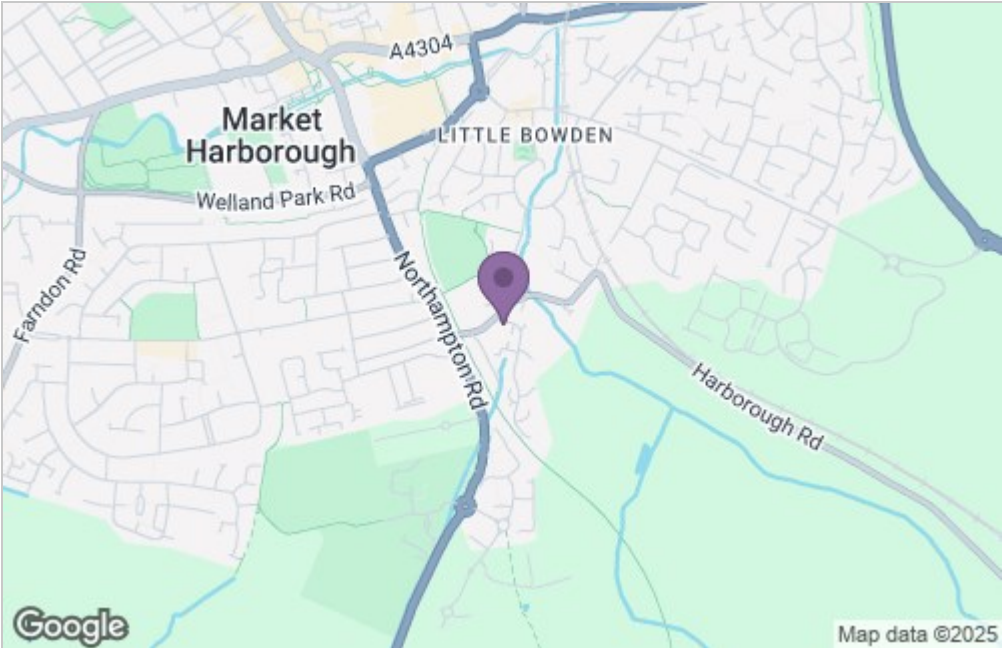
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan



Total area: approx. 79.4 sq. metres (854.5 sq. feet)

Area Map



Energy Efficiency Graph

