

34, Heygate Street, Market Harborough, LE16 7JS



£1,050 Per Month

A particularly spacious end of terraced family home which has recently undergone a complete refurbishment plan to include new shower room and kitchen. The property is offered unfurnished and is ideally placed for easy access to the town centre amenities and railway station. Accommodation briefly comprises: Entrance hall, lounge, dining room, spacious fitted kitchen/breakfast room, downstairs WC, landing, two double bedrooms and shower room. There is also a good sized rear garden. Available immediately.

Service without compromise

Entrance Hall



Accessed via a wooden front door. Doors to lounge and dining room. Stairs rising to: First floor. Telephone point. Wood laminate flooring.

Lounge 13'6 x 13'4 (4.11m x 4.06m)



UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. TV and telephone point. 2 x radiators.

Dining Room 13'4 x 13'4 (4.06m x 4.06m)



UPVC double glazed window to rear and side aspect. 2 x radiators. Wood laminate flooring. Opening through to: Kitchen.

Kitchen 20'0 x 8'0 (6.10m x 2.44m)



Brand new kitchen/breakfast room with a range of fitted base and wall units. Laminated work tops. Fitted oven and four ring electric hob with stainless steel extractor hood over. Stainless steel double sink. Door to walk in under stairs storage cupboard. Wood laminate flooring. Space and plumbing for automatic washing machine. Two double glazed windows to the side elevation. Wall mounted, brand new, gas fired boiler. Opaque double glazed door leading outside. Door to:-

(Kitchen Photo Two)

Downstairs WC

Wash hand basin and low level WC. Wood laminate flooring. Opaque double glazed window.

Rear Porch

Of timber construction with single glazing. Door out to: Rear garden.

Landing

Doors off to: Bedrooms and bathroom. Storage cupboard over stairs with small loft hatch. Radiator.

Bedroom One 13'5 x 10'7 (4.09m x 3.23m)



UPVC double glazed window to rear aspect. Radiator.

Bedroom Two 13'8 x 10'4 (4.17m x 3.15m)



UPVC double glazed window to front aspect. TV point. Radiator.

Bedroom Three 13'8 x 6'2 (4.17m x 1.88m)



UPVC double glazed window to front aspect. Loft hatch access. Radiator.

Shower Room 11'10 x 7'10 (3.61m x 2.39m)



Brand new white suite comprising double shower cubicle with mains shower fitment, wash hand basin and low level WC. Complementary tiling. Heated towel rail. Blocked and over painted cast iron period fire surround. Opaque double glazed window.

(Shower Room Photo Two)



Outside



To the front is a compact, walled garden area with pathway to front door. To the rear of the property is a good sized, low maintenance garden being mainly laid to patio with a selection of mature planting. Within the garden there is a brick-built store and outside WC. Access onto pavement.

(Rear Aspect Photo)



Additional Information

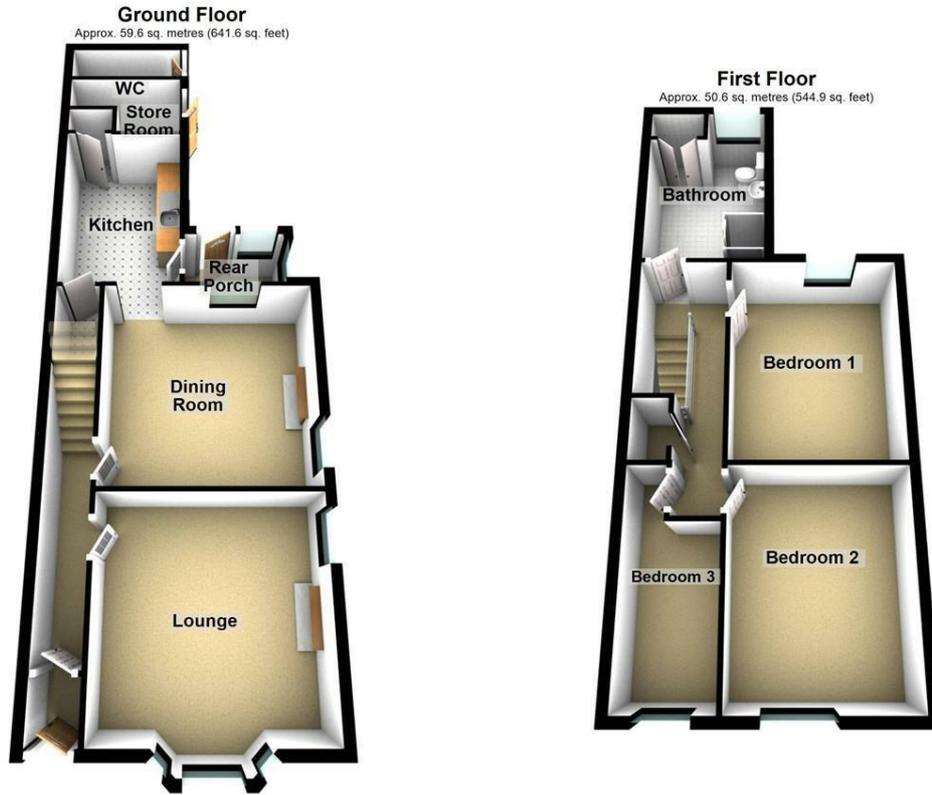
Council tax band B

Holding deposit based on £1,050 rent per calendar month amounting to £242

Damage deposit based on £1,050 rent per calendar month amounting to £1,211

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

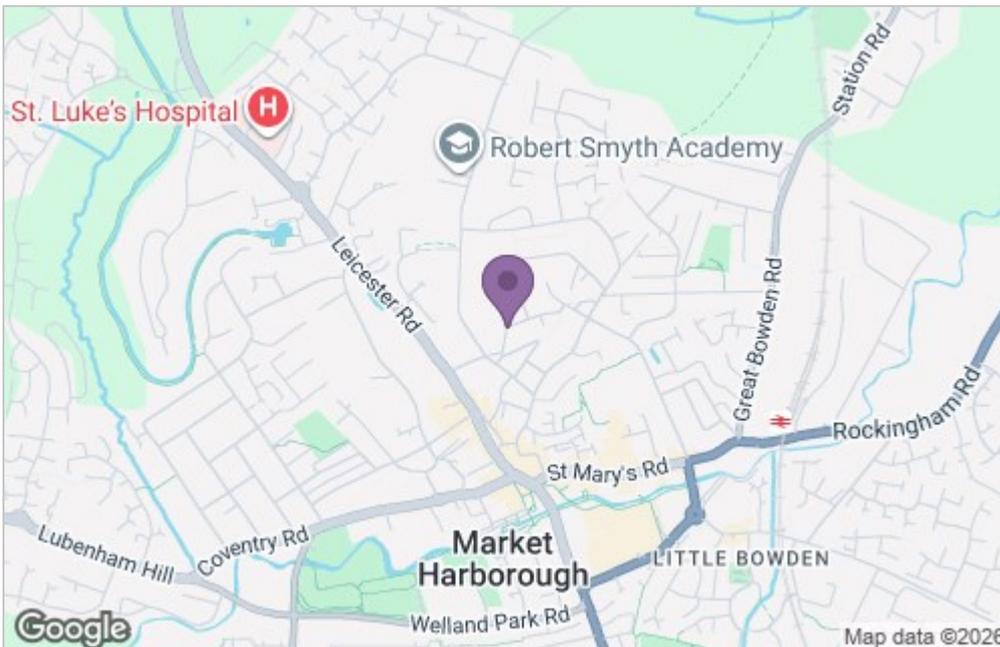
Floor Plan



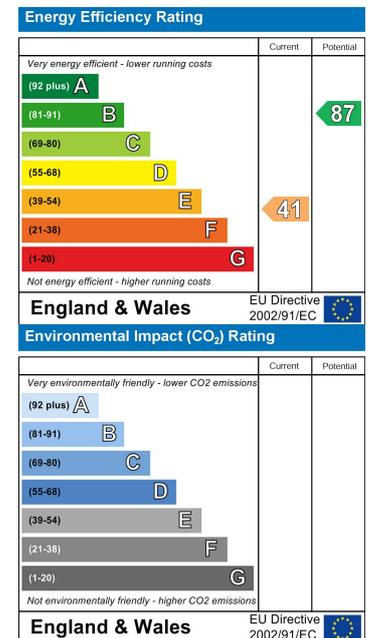
Total area: approx. 110.2 sq. metres (1186.5 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise