



Nithsdale Avenue, Market Harborough, LE16 9PD



Part of  
**SHELDON  
BOSLEY  
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# Property Description

A well appointed three bedroom semi-detached family house of character situated in a well established and highly sought after residential area just to the south of the thriving town of Market Harborough. The property comprises an entrance hall, lounge with log burner, open fire in the dining room, kitchen with doors leading to the garden. To the upstairs there are two double bedrooms and a single bedroom, family bathroom with shower over the bath. There is street parking but it is possible to get a parking permit for Stamford Close car park for a charge (To be arranged by the tenant). Pets considered £25pcm extra. Council Tax B. EPC D61 . Rent £1,150pcm. Deposit £1,326. Available beginning June on a fixed term twelve month contract with the option to renew.

## Important Tenancy Information:

- Holding deposit: 1 week's rent
- Full deposit: 5 weeks rent
- In-person viewing required before application is issued
- Holding deposit applied to first month's rent on successful referencing

## Non-refundable Criteria:

- False/misleading information provided
- Failure to complete/sign agreement within 14 days
- Failing Right to Rent Checks
- Withdrawal from process after application submission

Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.



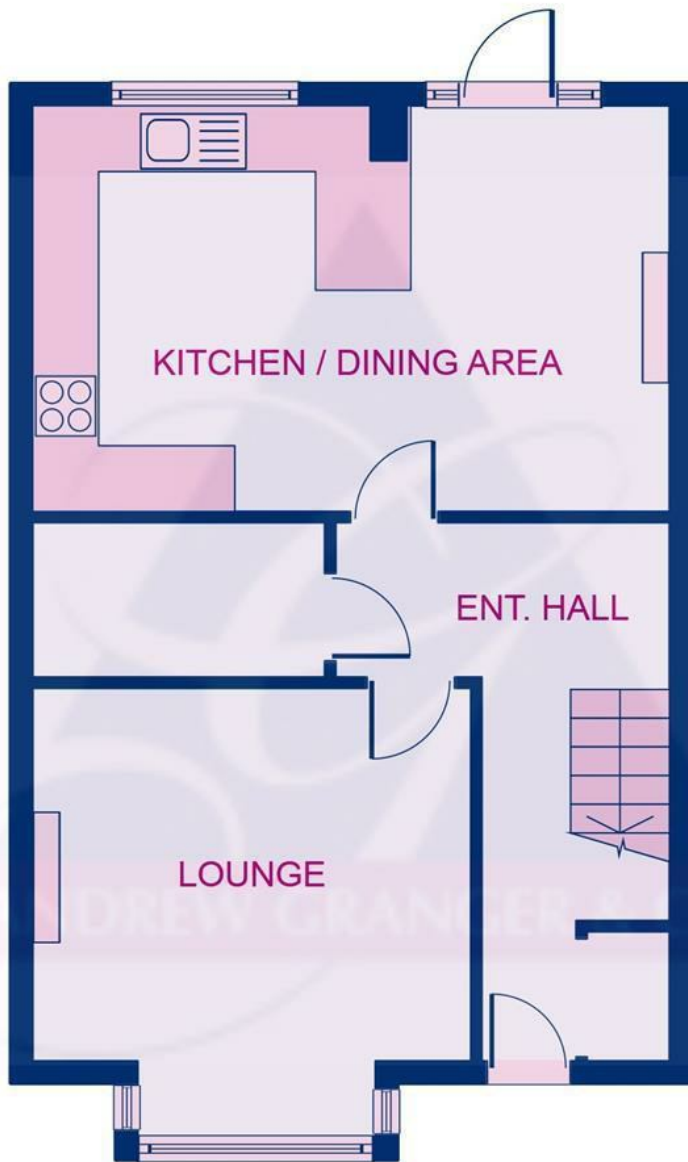


## Key Features

- Property full of character
- Lounge
- Dining room with log burner
- Two double bedrooms and a single bedroom
- Family bathroom
- Garden
- On street parking
- EPC TBC. Council Tax B
- Rent £1,150pcm. Deposit £1,326
- Available beginning June on a fixed term twelve month contract with the option to renew

**PCM**  
**£1,150 PCM**





### Ground Floor

Floor Area (Gross Internal) 52.0 sq. m. (560 sq. ft.) approx

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EPC Rating - D

Tenure -

Council Tax Band - B

Local Authority  
Harborough



To view this property please contact our Market Harborough office on 01858 431315



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