

## 18 Heygate Street, Market Harborough, LE16 7JS



**£950**

Centrally situated in this popular market town is this well presented and spacious mid terrace home. The gas centrally heated and double glazed accommodation includes a 23'3" x 11'3" Living Room, fitted kitchen, utility, landing, two double bedrooms and bathroom. There is also a paved courtyard style private garden. The property is offered unfurnished and will be available from mid May 2024. Sorry no pets.

*Service without compromise*

**Living Room 23'3" x 11'5" (7.09m x 3.48m)**



Accessed via upvc front door. Double glazed window to the front elevation. Double glazed French doors opening out to the rear. Feature cast iron woodburning stove with mirrored timber surround. Two radiators. Television point. Door to:-

**Living Room (Photo 2)**



**Inner Lobby**

Stairs rising to the first floor. Radiator. Two wall lights. Under stairs storage/cloaks cupboard. Doorway to:-

**Kitchen 9'9" 6'6" (2.97m x 1.98m)**



Fitted base units with laminated worksurfaces over. Fitted oven and four ring electric hob with extractor hood over. One and a half sink and drainer. Complementary tiling. Wood laminate flooring. Double glazed window to the side elevation. Doorway to:-

**Rear Lobby**

Wood laminate flooring. Space for upright fridge/freezer. Opaque double glazed door leading outside. Door to:-

**Utility 7'2" x 5'0" (2.18m x 1.52m)**

Laminated work surfaces. Space and plumbing for automatic washing machine. Fitted wall units. Complementary tiling. Radiator. Opaque double glazed window.

**First Floor Landing**

Timber balustrade. Double glazed window. Access to loft space. Doors to rooms.

## Bedroom One 11'6" x 10'11" (3.51m x 3.33m)



Double glazed window to the front elevation. Radiator. Inset ceiling downlighters.

## Bedroom Two 12'0" x 8'6" (3.66m x 2.59m)



Double glazed window to the rear. Radiator. Built in double wardrobe.

## Bathroom 10'0" x 6'3" (3.05m x 1.91m)



Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low level WC. Complementary tiling. Wood laminate flooring. Radiator. Double glazed window to the rear.

## Outside



To the front of the property is a small forecourt with brick retaining wall. There is gated pedestrian access to the rear.

The rear garden is hard landscaped with paving directly to the rear and slate patio to the side. It is enclosed by timber lap fencing.

## Additional Information

Council tax band A

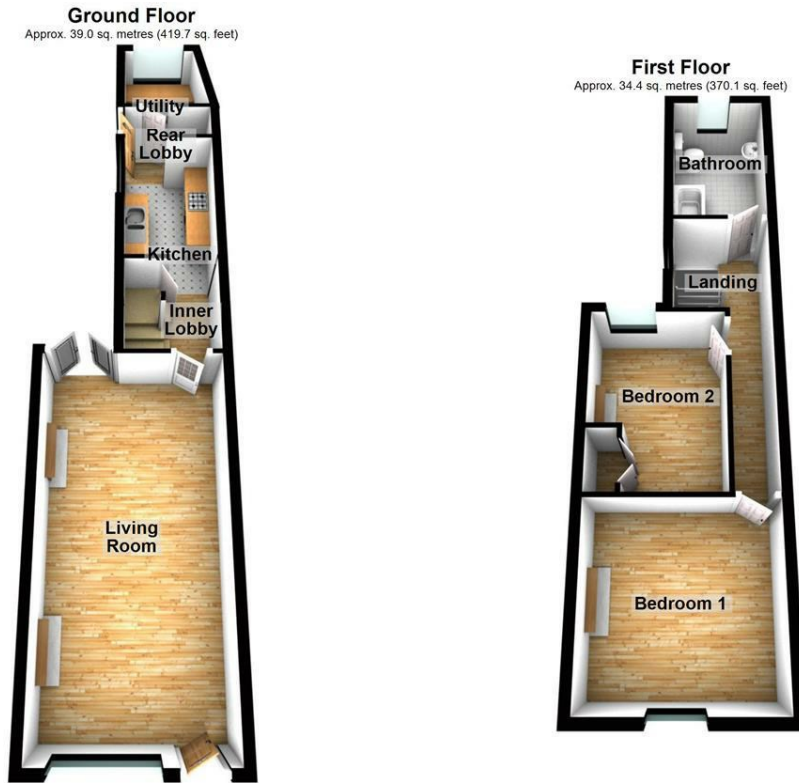
Deposit based on £950 rent per calendar month amounting to £1096

Holding deposit equivalent of one weeks rent ie £219

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

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## Floor Plan



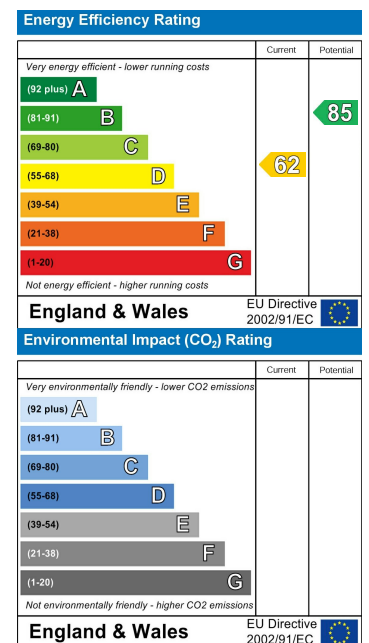
Total area: approx. 73.4 sq. metres (789.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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