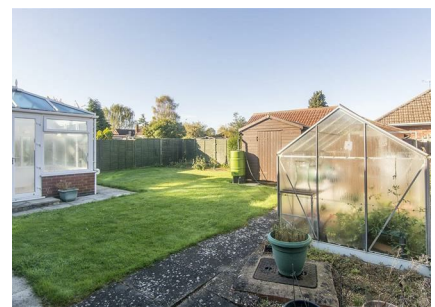


12 Rowan Avenue, Market Harborough, LE16 9LS



£1,000 Per Month

Welcome to Rowan Avenue, Market Harborough - a charming location for this delightful two-bedroom detached bungalow. Situated in a popular residential area, this property offers a perfect blend of comfort and convenience. As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The bungalow also boasts two double bedrooms and a well-maintained bathroom. Outside is a good-sized rear garden and off-road parking. Available immediately.

Service without compromise

Entrance Hall

Accessed via opaque double glazed composite front door. Door to:-

Lounge 15'2" x 12'4" (4.62m x 3.76m)



Double glazed window to the front elevation. Two radiators. Television point. Door to kitchen and doorway to inner hall.

(Lounge Photo Two)

Kitchen 13'11" x 9'2" (4.24m x 2.79m)



Range of modern fitted base and wall units. Laminated work surfaces and splash backs. Fitted double oven and four ring electric hob with extractor fan over. Fitted fridge/freezer. Space and plumbing for automatic washing machine and dishwasher. Stainless steel one and a half sink and drainer. Double glazed window to the rear aspect. Opaque double glazed door to timber lean-to storage with doors to front and rear gardens.

(Kitchen Photo Two)



Inner Hall

Doors to rooms.

Bedroom One 13'5"x 10'9" (4.09mx 3.28m)



Double glazed window to the front elevation. Ceiling fan. Radiator. Television point. Telephone point.

Bedroom Two 10'10" x 8'10" (3.30m x 2.69m)



Radiator. Television point. Telephone point. Double glazed bi-fold doors opening out to:-

Conservatory 12'10" x 8'1" (3.91m x 2.46m)



Modern double glazed conservatory with clear pitched roof and double glazed French doors opening out to the rear garden. Wood laminate flooring. Wall light.

Shower Room



Modern suite comprising large open walk in shower cubicle with mains fitment, wash hand basin and low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

Front



To the front of the property is a lawn with hedging screen. There is also block paved parking for two cars, and side timber fencing.

Rear Garden



The rear garden is a good size and laid mainly to lawn with a decked patio area to the rear. There is a further paved patio, a greenhouse and timber garden store. It is enclosed by timber lap fencing and affords a good deal of privacy.

(Rear Garden Photo Two)



(Rear Aspect Photo)



Additional Information

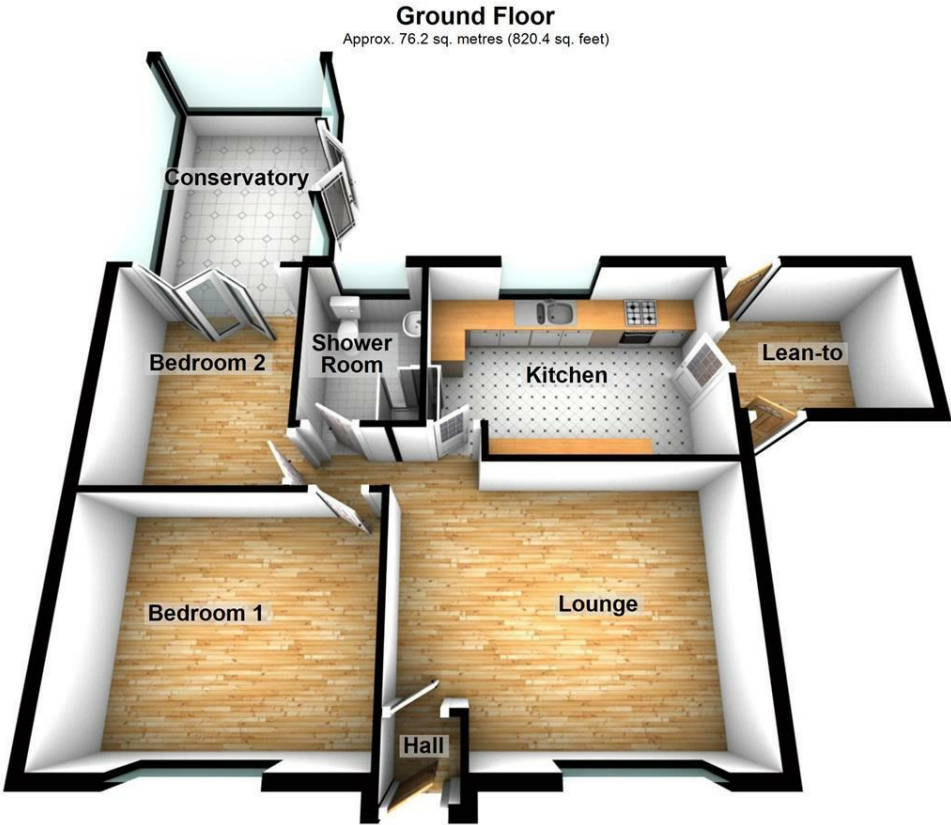
Council tax band C

Holding deposit based on rent of £1000pcm is £230

Damage deposit based on rent of £1000pcm is £1153

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

Floor Plan

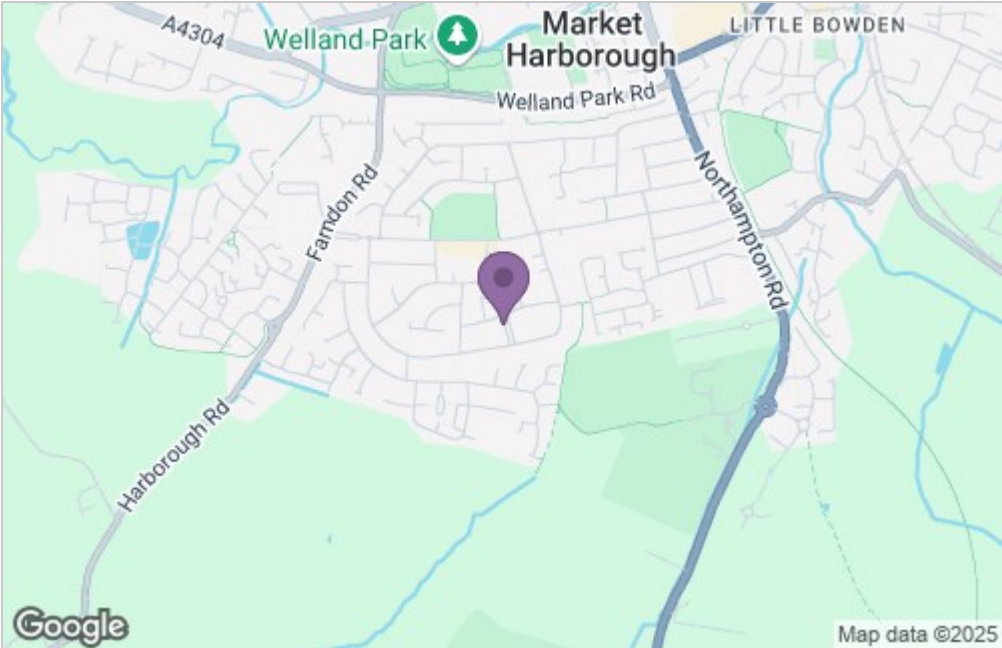


Total area: approx. 76.2 sq. metres (820.4 sq. feet)

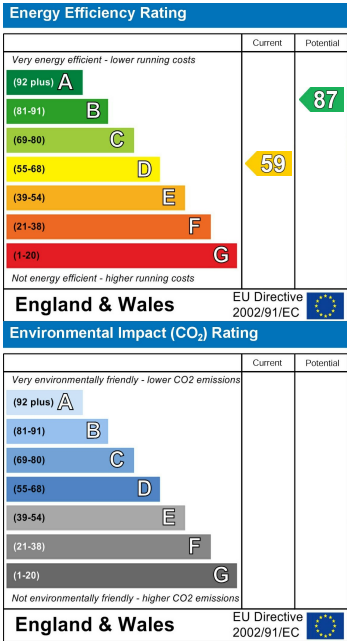
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise