

18 Ritchie Park, Market Harborough, LE16 9LP



£1,100 Per Month

Benefitting from some new carpets and redecoration this well presented home which, subject to referencing, is available immediately. The accommodation is gas centrally heated and double glazed, and briefly comprises: Entrance hall, fitted kitchen/diner, landing, three bedrooms and bathroom. There is also off road parking, a private rear garden and single garage. It is offered unfurnished and is situated in an established residential area towards the Southern edge of town. Available mid November.

Service without compromise

Entrance Hall

Accessed via upvc double glazed front door. Stairs rising to the first floor. Radiator. Door to:-

Lounge 13'11" x 12'9" (4.24m x 3.89m)



Upvc double glazed window to the front elevation. Radiator. Television and telephone points. Fitted shelved storage cupboards. Further under stairs storage cupboard. Door to:-

Kitchen/Diner 15'11" x 9'1" (4.85m x 2.77m)

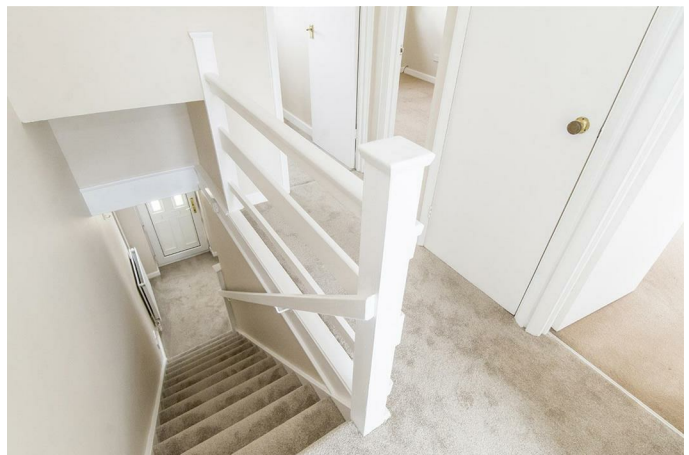


Two double glazed windows to the rear aspect and double glazed door opening out to the rear garden. Fitted base and wall units. Laminated work surfaces and complementary tiled splash backs. Freestanding electric cooker with extractor hood over. Space and plumbing for automatic washing machine. Stainless steel one and a half sink and drainer. Wall mounted combination gas fired central heating boiler. Tile effect vinyl flooring. Radiator.

Kitchen/Diner (Photo 2)



First Floor Landing



Timber balustrade. Access to loft space. Door to fitted linen cupboard with slatted shelving and radiator. Doors to rooms.

Bedroom One 12'1" x 8'9" (3.68m x 2.67m)



Double glazed window to the front elevation. Radiator. Television point.

Bedroom Two 11'0" x 8'11" (3.35m x 2.72m)



Double glazed window to the rear elevation. Radiator. Telephone and television points.

Bedroom Three 8'11" x 6'8" (2.72m x 2.03m)



Double glazed window to the front elevation. Radiator. Fitted shelving. Fitted over stairs wardrobe.

Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Tiled flooring. Opaque double glazed window.



Outside



To the front of the property is a gravelled forecourt with rockery.

The rear garden is mainly paved and gravelled for easy maintenance. It is enclosed by timber lap fencing and there is a personal door to the garage.

Garage 15'2" x 8'2" (4.62m x 2.49m)



Up and over door. Power and lighting.

Additional Information

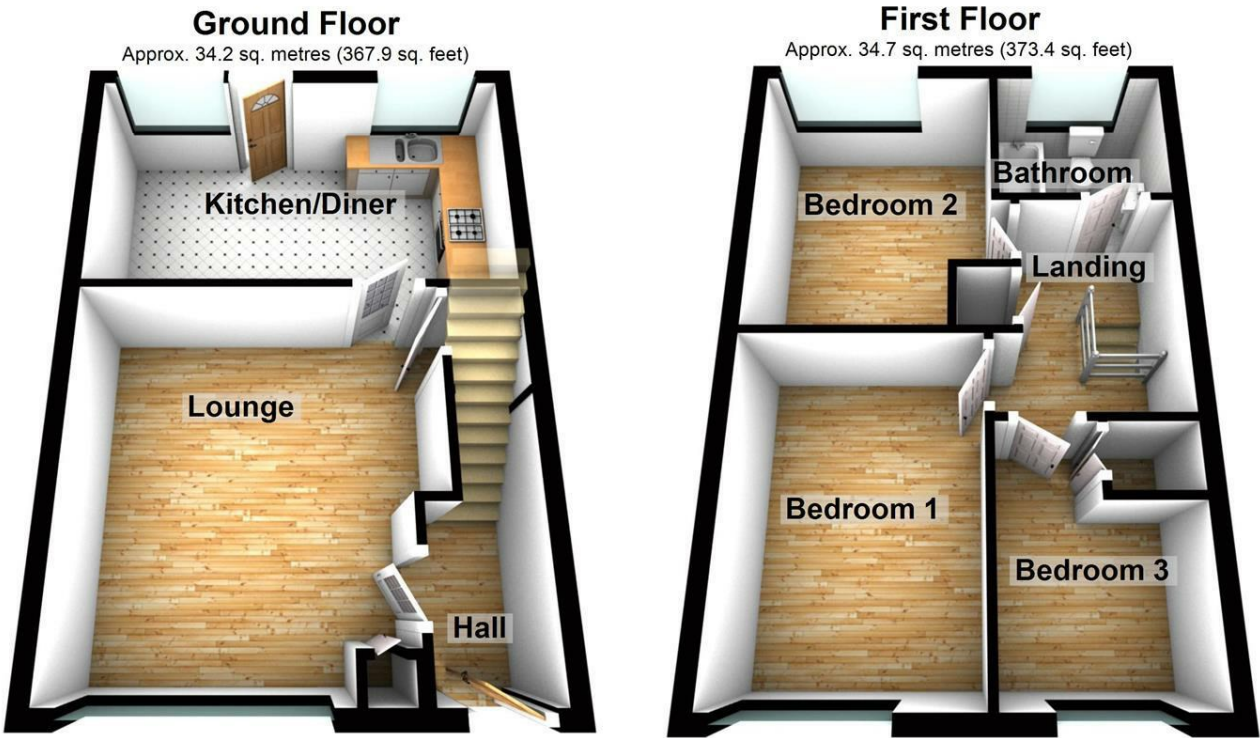
Council tax band B

Holding deposit based on £1100 rent per calendar month amounting to £253

Damage deposit based on £1100 rent per calendar month amounting to £1269

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

Floor Plan

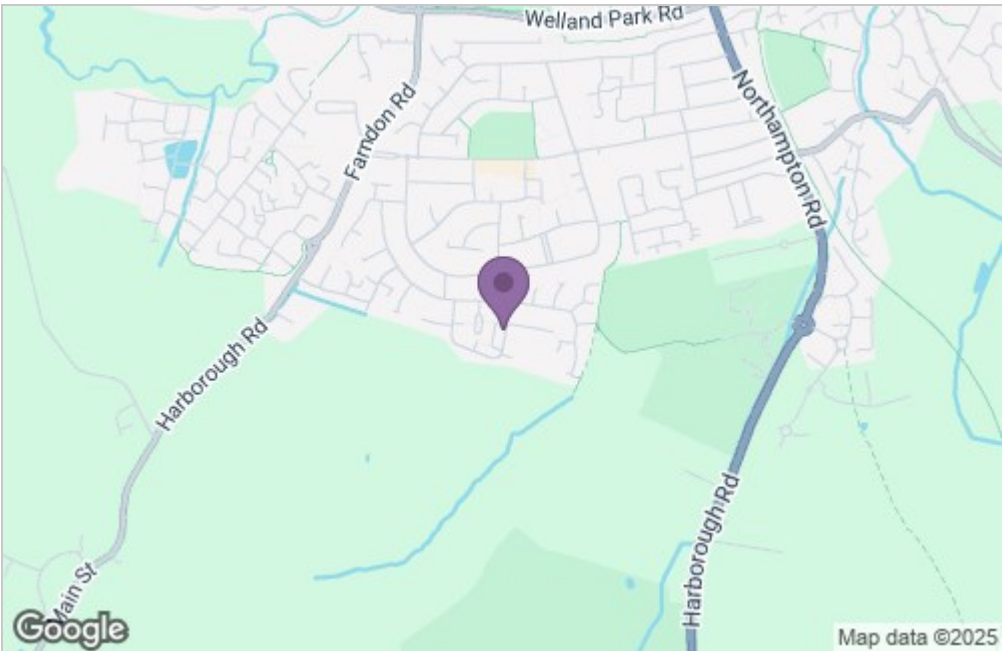


Total area: approx. 68.9 sq. metres (741.3 sq. feet)

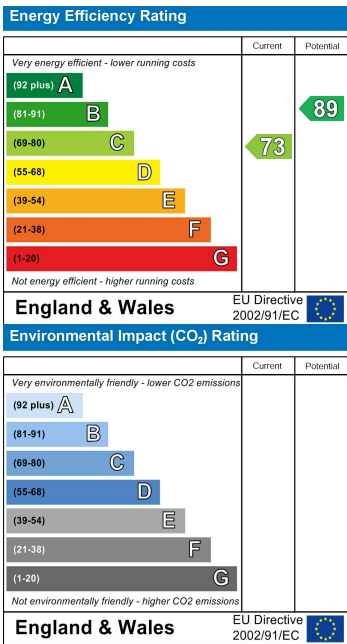
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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