

34 Mill Hill Road, Market Harborough, LE16 7DN



£1,200 Per Month

Well located just a short walk from all town centre amenities and the railway station, is this 3 bedroomed family home. The gas centrally heated and double glazed accommodation comprises: Entrance hall, kitchen, lounge/diner, landing, three bedrooms and family bathroom. There is also two car parking spaces and a low maintenance private rear garden. The property is unfurnished and available immediately.

Entrance Hall



Enter via a UPVC composite front door. Wooden laminate flooring. Stairs rising to the first floor and doors leading into the lounge and kitchen. Telephone point. Radiator.

Kitchen 11'00 x 14'09 (3.35m x 4.50m)



Vinyl flooring. UPVC double glazed window to the front. Wooden worktop. Range of fitted base and wall units. Electric oven and hob. Space for washer and fridge/freezer. Stainless steel sink and drainer. Gas central heated boiler. Radiator.

Living Dining Room 14'05 x 14'09 (4.39m x 4.50m)



Spacious living dining room laid with wooden laminate flooring and UPVC double glazed windows to the side and rear. Door to the understairs storage cupboard with a light. UPVC patio door leading to the garden. Radiator. TV point.

Landing



Access to loft hatch. Doors to all bedrooms and bathroom. Storage cupboard.

Bedroom One 14'11 x 9'04 (4.55m x 2.84m)



Double bedroom with two UPVC double glazed windows to the front. TV point. Storage cupboard housing the water tank.

Bedroom Two 7'02 x 9'10 (2.18m x 3.00m)



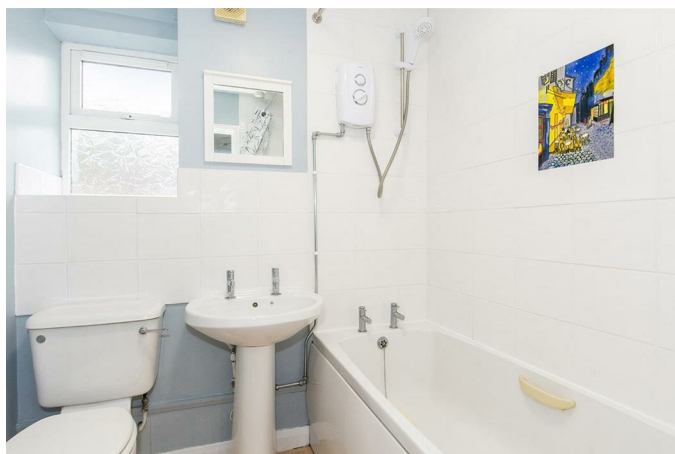
Single bedroom with one UPVC double glazed window to the rear. Radiator. TV point.

Bedroom Three 7'04 x 9'06 (2.24m x 2.90m)



Single bedroom with UPVC double glazed window to the rear. TV and telephone point. Radiator.

Bathroom 5'11 x 6'02 (1.80m x 1.88m)



Laid with wooden effect vinyl flooring and complementary tiled walls. Bath with an electric shower fitment over, low level WC and hand wash basin. UPVC Double glazed frosted window to the side. Radiator. Towel rail. Extractor.

Rear Garden



An enclosed low maintenance garden with a paved patio area and gravel. Gated access to the side to the private driveway.

Outside



Pathway to the private driveway at the side of the property with space for 2 cars. Gated side access into the garden.

Additional Information

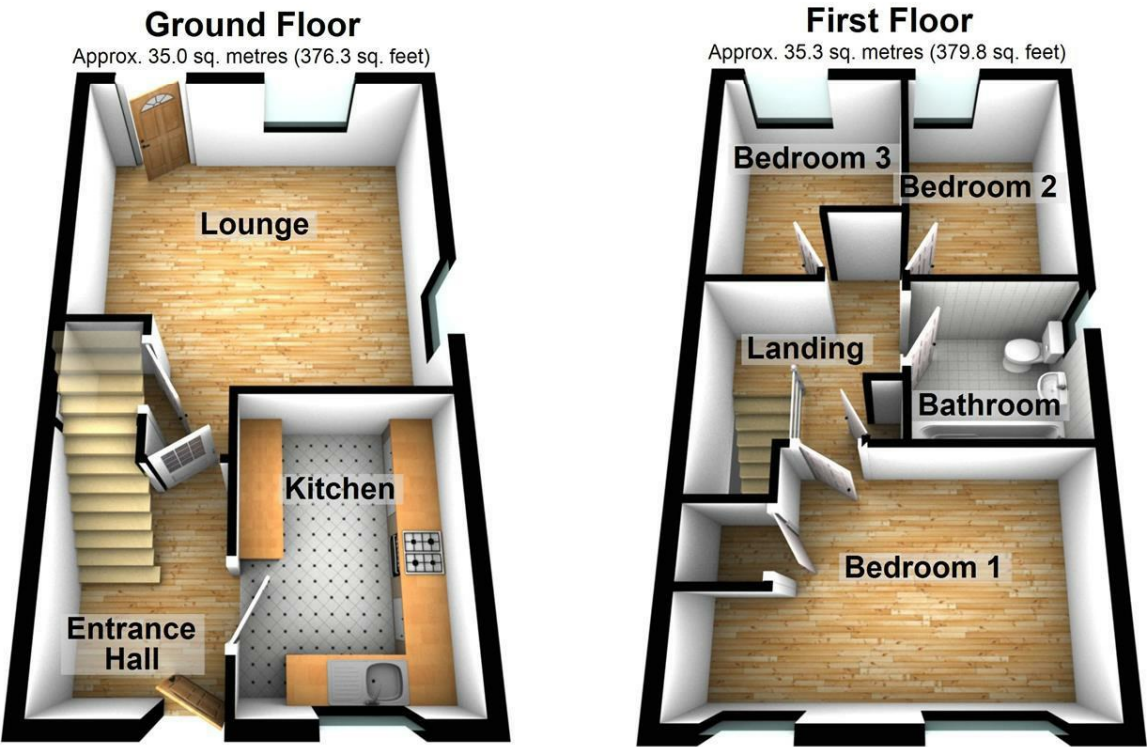
Council tax band B

Holding deposit based on rent of £1,200 per calendar month of £276

Damage deposit based on rent of £1,200 per calendar month of £1,380

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

Floor Plan

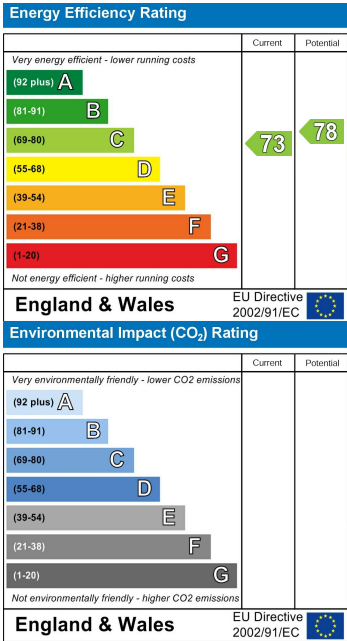


Total area: approx. 70.3 sq. metres (756.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise