

9 Walcot Road, Market Harborough, LE16 9DL



£1,050 Per Month

This well maintained and decorated home ideally placed for access to the town centre. The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs WC, fitted kitchen, lounge/diner, landing, two bedrooms and bathroom. There is also off road parking for two cars and a private lawned garden. Available from early July. EPC Rating C.

Service without compromise

Entrance Hall

Accessed via opaque double glazed front door. Wood laminate flooring. Radiator. Thermostat. Understairs cloaks cupboard. Doors to rooms.

Downstairs WC

Pedestal wash hand basin. Low level WC. Radiator. Opaque double glazed window.

Kitchen 9'0" x 6'0" (2.74m x 1.83m)



Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob. Upright fridge/freezer. Stainless steel sink and drainer. Radiator. Gas fired central heating boiler. Double glazed window to the front elevation.

Lounge 13'0" x 12'1" (3.96m x 3.68m)



Double glazed French doors leading out to the rear garden. Double glazed window to the rear elevation. Wood laminate flooring. Two radiators. Television point. Telephone point. Stairs rising to the first floor.

First Floor Landing

Timber balustrade. Radiator. Opaque double glazed window. Airing cupboard housing lagged hot water tank. Doors to rooms.

Bedroom One 12'0" x 7'0" (3.66m x 2.13m)

Double glazed window to the rear elevation. Fitted mirrored wardrobes. Radiator. Television point.

Bedroom Two 8'0" x 6'0" (2.44m x 1.83m)

Double glazed window to the front elevation. Radiator. Built in wardrobe.

Bathroom



Panelled bath with shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator.

Outside



To the front of the property is tarmaced hardstanding



for two cars. There is gated pedestrian access to the rear garden. The rear garden is laid mainly to lawn with a paved patio area. There is a timber garden shed, timber garden table and four chairs and timber lap fencing.

Additional Information

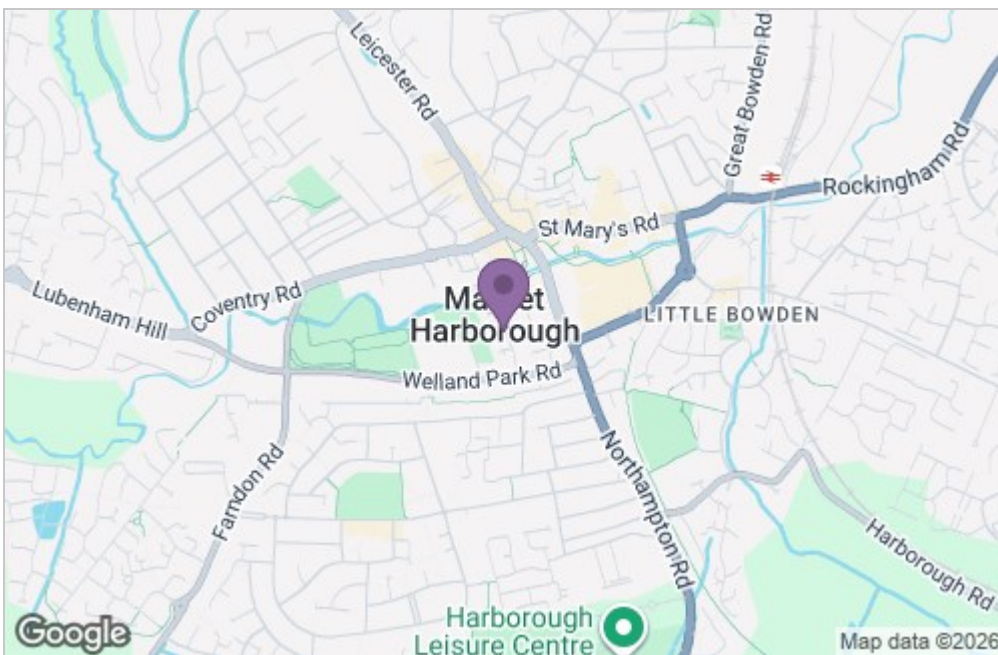
Council tax band B

Holding deposit based on £1,050 rent per calendar month amounting to £242

Damage deposit based on £1,050 rent per calendar month amounting to £1,211

Floor Plan

Area Map



Energy Efficiency Graph

