

## 8 Clarence Street, Market Harborough, LE16 7NE



### £975 Per Month

An extended and immaculately presented mid terrace home ideally located within easy walking distance of both the main line railway station and town centre amenities.

The gas centrally heated and double glazed accommodation comprises: Lounge, dining room, 23' long extended kitchen/breakfast room, first floor landing, two double bedrooms and shower room. There is also a good sized garden which leads down to secure vehicle access and carport.

The property is offered unfurnished and is available immediately.

*Service without compromise*

**Lounge 11'4" x 10'5" (3.45m x 3.18m)**



Accessed via UPVC double-glazed front door. UPVC double-glazed window to the front elevation. Daydo rail. Wood laminate flooring. Radiator. Fitted meter cupboards. Television and telephone point. Opening through to dining room.

**Dining Room 11'4" x 11'0" (3.45m x 3.35m)**



Double-glazed window to the rear elevation. Wood laminate flooring. Daydo rail. Telephone point. Television point. Radiator. Opaque glazed door to inner lobby.

### Inner Lobby

Door to stairs to the first floor with understairs storage cupboard. Opening through to kitchen/breakfast room.

**Kitchen/Breakfast Room 22'7" x 6'1" (6.88m x 1.85m)**



Modern range of fitted base and wall units. Solid timber work surfaces and splash backs. Fitted oven and four ring gas hob with complimentary tiled splash backs and extractor hood over. Stainless steel double sink and drainer. Space and plumbing for automatic washing machine. Cupboard housing gas fired combination central heating boiler. Two double-glazed windows to the side elevation. Opaque double-glazed door out to the side. Double-glazed French doors opening out to the rear garden. Radiator. Ceramic tiled flooring.

**First Floor Landing**



Access to loft space. Over stairs fitted storage cupboard. Multi-pane window to the side. Radiator. Doors to rooms.

## Bedroom One 14'5" x 10'5" (4.39m x 3.18m)



Double-glazed window to the front elevation. Radiator. Ceiling downlighters. Telephone point.

## Bedroom Two 11'4" x 8'0" (3.45m x 2.44m)



Double-glazed window to the rear. Radiator.

## Shower Room

Tiled shower cubicle with electric shower fitment. Pedestal wash hand basin. Low level wc. Built in linen cupboard. Radiator. Vinyl flooring. Opaque double-glazed window.

## Front



Small gravelled four court with brick retaining wall. Side gated pedestrian access to the rear garden.

## Rear Garden



Mainly paved and gravelled for easy maintenance, with shed storage. There's an open car port with folding double gates providing vehicle access. The car port is 18'0" x 9'6".

## Additional Information

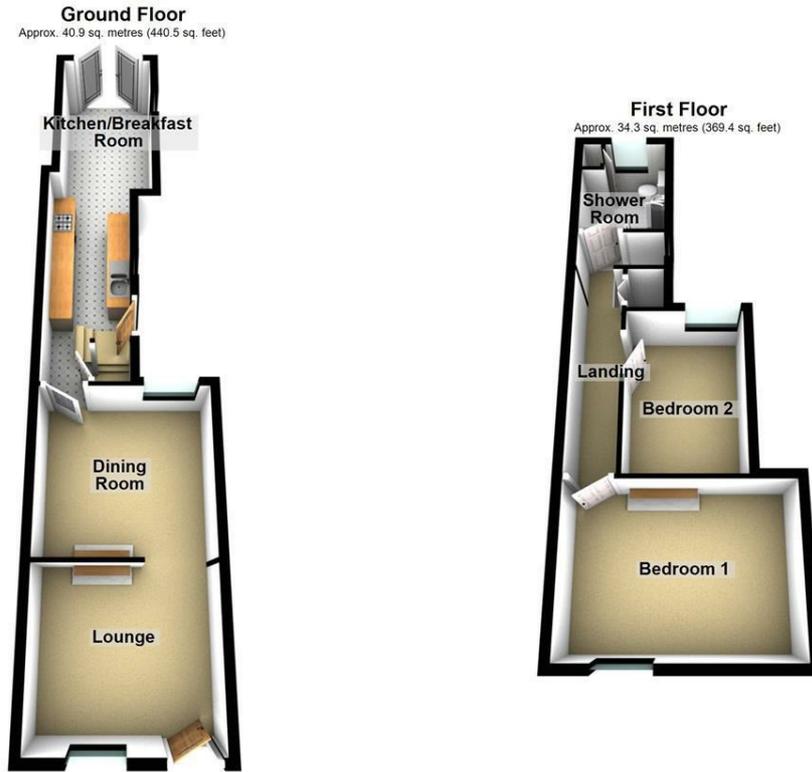
Council tax band A

Holding deposit based on rent of £975pcm = £225

Damage deposit based on rent of £975pcm £1,125

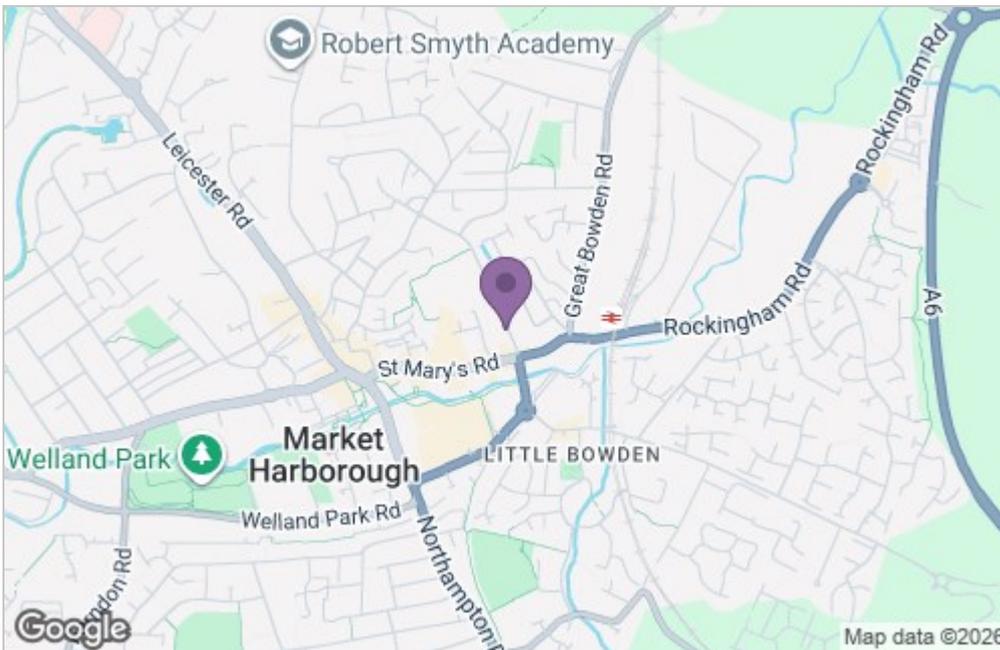
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

## Floor Plan

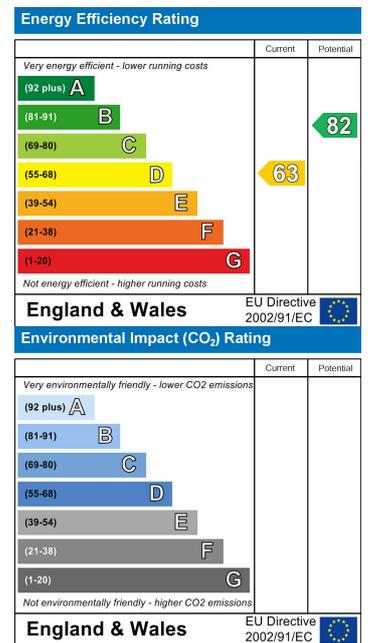


Total area: approx. 75.2 sq. metres (809.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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