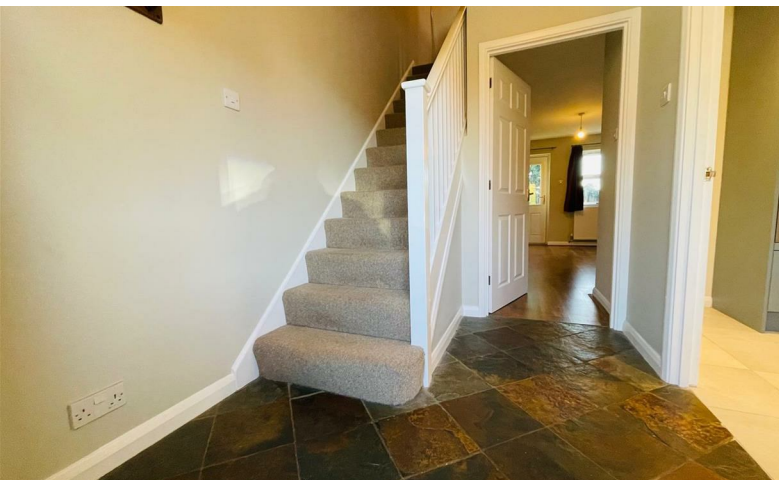




# READINGS

[www.readingspropertygroup.com](http://www.readingspropertygroup.com)



£1,200 PCM

24 Mill Hill Road, Market Harborough, LE16 7DN



## 24 Mill Hill Road, Market Harborough, LE16 7DN

What a beauty! This stylish end town house lies in a great spot within walking distance of Market Harborough town centre and the railway station. With the usual comforts such as gas central heating and upvc double glazing, you'll find accommodation including a reception hall, smart, trendy fitted kitchen, rear lounge, 3 bedrooms and modern bathroom. Outside there's carstanding for 3 vehicles and a charming paved rear garden. Be sure to view! Council tax band B

### Reception Hall

#### Lounge

14'9" x 14'9" (4.5m x 4.5m)

#### Stylish kitchen

11'1" x 8'2" (3.4m x 2.5m)

With a smart looking range of base and eye level units, built in Neff double oven/grill, electric halogen hob and extractor fan.

### First Floor Landing

#### Bedroom 1 Front

11'1" x 9'6" plus recess 3'11" x 3'7" (3.4m x 2.9m plus recess 1.2m x 1.1m)

#### Bedroom 2 Rear

9'6" x 7'2" (2.9m x 2.2m )

#### Bedroom 3 Rear

9'6" x 7'6" max (2.9m x 2.3m max)

#### Bathroom/WC

With a modern suite comprising panelled bath with shower over, wash hand basin and toilet.

### Outside

Car standing for 3 vehicles to the front with mature shrubs to front boundary. Pleasant paved rear garden with shed and greenhouse.

### Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now - it will only show up on your credit check if you don't!

3. We will discuss your application with the landlord. If they are happy, we will book a physical viewing at the property

4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing

5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before

6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)

7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

### Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

