

# E A Lane & Sons

Chartered Surveyors

*Established 1905*

## 40 NORBURY CLOSE

MARKET HARBOROUGH, LEICESTERSHIRE, LE16 9BH



A very well presented one bedroom terraced property which is located within this much sought after residential location on the northern side of town.

The Property has the benefit of double glazing, gas central heating and an enclosed garden to the rear.

**£550 PCM**

# 40 NORBURY CLOSE, MARKET HARBOUROUGH LE16 9BH

The Accommodation Comprises:

## **LOUNGE/DINER**

**14'5" x 8'11" (4.39m x 2.72m)**

Access via double glazed entrance door, stairs rising to first floor landing, double glazed window to the front elevation, radiator, coved ceiling, TV point, telephone point, laminated flooring and thermostat control for central heating. Opens through to:-

## **KITCHEN**

**14'6" x 5'9" (4.40m x 1.74m).**

Double glazed door opening to the rear courtyard and window to rear, range of fitted kitchen units, stainless steel sink and drainer, cooker, space for fridge/freezer; radiator; tiled flooring; walls part tiled; wall mounted Baxi gas fired boiler, programmer and timer for central heating and understairs storage cupboard off.

**FIRST FLOOR LANDING** - Access to loft space, airing cupboard housing hot water cylinder, double glazed window to the rear.

**BEDROOM - 11'2" x 8'9" (3.40m x 2.67m).**

Doubled glazed window to front elevation, radiator, TV point, telephone point, coved ceiling and wardrobe off.

**BATHROOM** - Fitted white suite comprising panelled bath with wall mounted electric "Triton" shower over and shower screen, low level WC, pedestal wash hand basin; walls fully tiled and heated towel rail; obscure double glazed window to the rear.

**OUTSIDE** - Direct car access to off road parking for two vehicles via tarmac driveway. Small front garden offering selection of flowers, shrubs and bushes enclosed by timber fencing. Enclosed rear courtyard leads to patio with rear access via a timber gate.

## **SERVICES**

Mains water, gas, electricity and drainage are connected to the property.

EPC RATING: C69

## **DIRECTIONS**

From Market Harborough town centre follow the High Street onto Leicester Road and take the first left turn onto Fairfield Road. Take the first right onto the Fairway and then left at the junction onto Northleigh Grove. Take the second left turn onto Norbury Close and the property is situated just off the road on the right hand side.

## **OUTGOINGS**

The Property is in Band A for Council Tax purposes.

## **TENANCY**

The property will be let on a twelve months Assured Shorthold Tenancy at a rental of £6600 per annum (£550 per calendar month) exclusive payable monthly in advance. A deposit of £600.00 will be payable on entry and held by the Landlord under the Tenancy Deposit Scheme without interest and this will be repaid at the end of the term subject to there being no dilapidations or arrears of rent. In addition, the tenant will be responsible for paying all rates and taxes levied on the property.

## **VIEWING**

Strictly by prior appointment through the Sole Agents Tel: 0116 2336433.



**T- 0116 233 6433**

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MISREPRESENTATION ACT 1967 AND PROPERTY MISDESCRIPTION ACT 1991

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