





SETHS

THINK PROPERTY...THINK SETHS

Checketts Close

Belgrave , Leicester

Price £250,000

www.seths.co.uk







Seths are delighted to present you this well presented mid town house property which is located in the popular Belgrave area of Leicester.

The accommodation comprises of; a open plan lounge/kitchen/diner, two bedrooms and a family bathroom. This property further benefits from a driveway for one car, rear garden, outhouse, double glazed windows and gas central heating

Viewing by appointment only.

GROUND FLOOR

ENTRANCE PORCH Tiled flooring, shoe cupboard, double glazed window facing front aspect.

ENTRANCE HALL Carpeted flooring, access to stairs.

OPEN PLAN LOUNGE/KITCHEN/DINER 24' 9" x 11' 1" (7.56m x 3.38m) Half carpeted flooring, half tiled flooring, partly tiled walls, TV stand, radiator, electric fireplace, storage cupboard, base level units, eye level units, sink with drainer, integrated gas cooker with oven, space for dining table, washing machine, dryer, dishwasher and double glazed facing front and rear aspect.

FIRST FLOOR

LANDING Carpeted flooring, radiator.

BEDROOM 10' 7" x 8' 5" (3.25m x 2.57m) Laminated flooring, TV stand, walk in wardrobe, radiator, double glazed window facing front aspect.

BEDROOM 6' 9" x 9' 4" (2.08m x 2.87m) Laminated flooring, TV stand, radiator, double glazed window facing rear aspect.

BATHROOM Tiled walls, bathtub, wash hand basin, w/c, heated towel rail, extractor fan, double glazed window facing rear aspect.

OUTSIDE

REAR Slabbed area, outhouse, surrounded by fencing, access to the front.

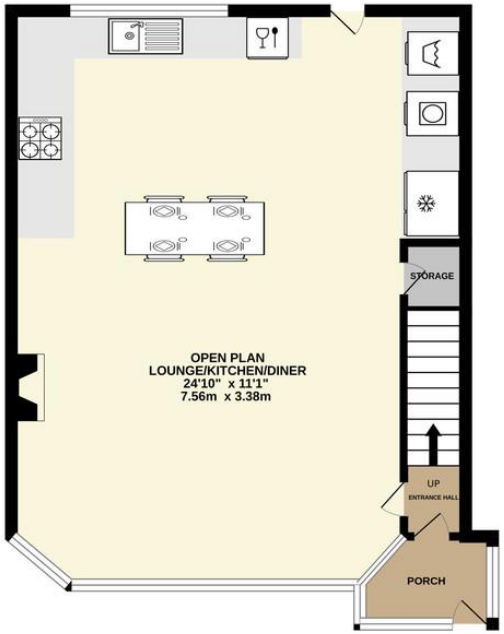
FRONT Slabbed area, driveway for one car.

FREEHOLD

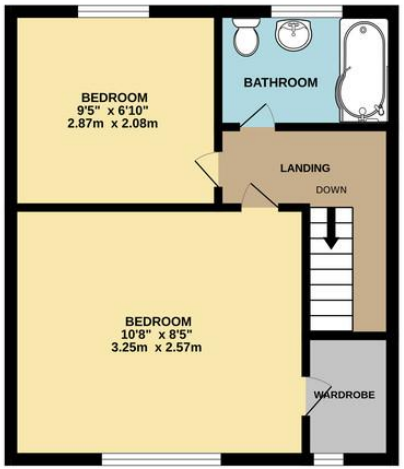
COUNCIL TAX BAND A



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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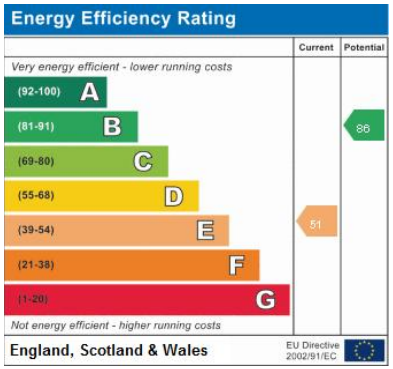

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings;any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5.No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering

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The Property Ombudsman

Gold The Negotiator Awards 2015 East Midlands Agency of the Year