SETHS

THINK PROPERTY...THINK SETHS

Moores Road

Belgrave, Leicester

Price £230,000

www.seths.co.uk

*** IDEAL FOR FIRST TIME BUYERS & INVESTORS ***

Extended END TERRACED situated in this popular area of Belgrave situated closely to local schools and amenities.

Briefly the accommodation comprises of a lounge, dining room, kitchen, downstairs w.c., downstairs shower room and three double bedrooms. The property benefits from gas fired central heating, PVCu double glazed and a rear yard.

*** NO CHAIN ***

GROUND FLOOR

LOUNGE 12' 04" x 11' 08" (3.76m x 3.56m) Double glazed window to front aspect, carpeted and radiator.

DINING ROOM 15' 06" x 11' 04" (4.72m x 3.45m) Double glaze double glazed window to rear aspect, carpeted and radiator.

KITCHEN 13' 04" x 5' 11" (4.06m x 1.8m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, 1 & 1/2 bowl sink with drainer and mixer, gas point for cooker, space for fridge freeze, plumbing for washing machine, double glazed window to rear aspect and door to lobby area.

LOBBY AREA Double glazed door to rear garden, tiled flooring and radiator.

SEPERATE W.C High flush w.c. wash hand basin, double glazed window to rear aspect and radiator.

BATHROOM Panelled bath tub with shower, pedestal wash hand basin, radiator and double glazed window to rear aspect.

FIRST FLOOR

LANDING Carpeted, radiator and access to loft space.

BEDROOM 1 12' 01" x 10' 07" (3.68m x 3.23m) Double glazed window to front, fitted cupboards, carpeted and radiator.

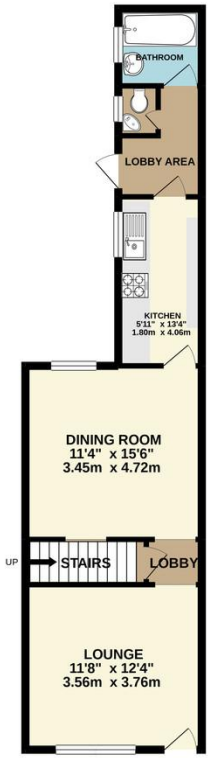
BEDROOM 2 12' 00" x 8' 11" (3.66m x 2.72m) Double glazed window to rear aspect, carpeted and radiator.

BEDROOM 3 12' 06" x 6' 00" (3.81m x 1.83m) Double glazed window to rear aspect, carpeted and radiator.

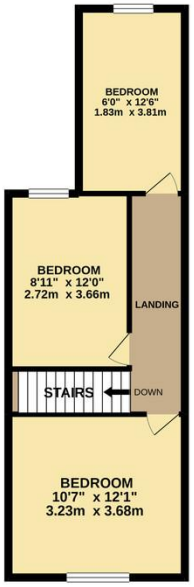
OUTSIDE

REAR Slabbed patio area and gated access to front.

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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