




SETHS
THINK PROPERTY...THINK SETHS

Hartington Road
Highfields, Leicester

Offers Over £230,000

www.seths.co.uk

****RARE OPPORTUNITY - PRIME LOCATION****

Seths are delighted to bring to market this well maintained 3 / 4 Bedroom Mid Terraced property on one of the most sought after Roads in HIGHFIELDS. Located within very close proximity to shops and Mosques, this would make an ideal first-time purchase or investment property. Briefly the property comprises of a Lounge, Dining Room, Extended Kitchen, Downstairs Bathroom, 3 Bedrooms, Upstairs WC and a Loft room / Bedroom 4.

Call Seths now to book your viewing

GROUND FLOOR

LOUNGE

12' 0" x 11' 1" (3.66m x 3.38m) Carpeted, Radiator, Meter cupboard, Fireplace, uPVC Double Glazed Window

DINING ROOM

12' 5" x 11' 1" (3.79m x 3.38m) Carpeted, Radiator, Fireplace, uPVC Double Glazed Window

KITCHEN

22' 1" x 7' 5" (6.75m x 2.28(max)m) Extended Kitchen, Wall and base units with worktops over, Fitted hob with extractor hood, Integrated electric oven, Sink with mixer tap, Tiled flooring with partly tiled walls, Radiator, x2 uPVC Double Glazed Windows, Door to bathroom, uPVC Double Glazed Door to rear yard



BATHROOM

Tiled flooring and walls, Corner Bathtub, WC, Wash Hand Basin with mixer tap, Walk in shower, Towel Radiator, uPVC Double Glazed Window

FIRST FLOOR

BEDROOM 1

12' 7" x 9' 8" (3.85(max)m x 2.97m) Carpeted, Radiator, Fitted Wardrobe, uPVC Double Glazed Window

BEDROOM 2

12' 5" x 9' 8" (3.80m x 2.95m) Carpeted, Radiator, uPVC Double Glazed Window

BEDROOM 3

Carpeted, Radiator, uPVC Double Glazed Window

WC

Lino flooring, WC, Wash Hand Basin with mixer tap, Extractor fan

LOFT / BEDROOM 4

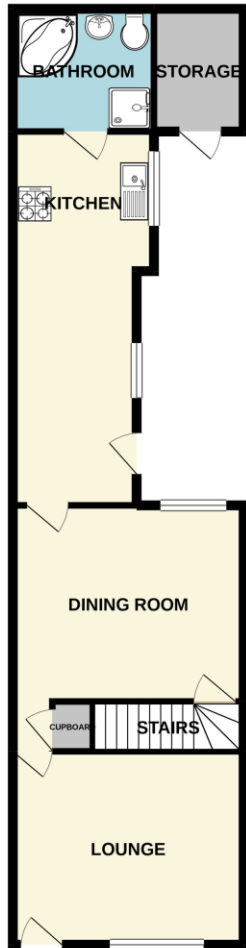
20' 8" x 13' 3" (6.30(max)m x 4.04(max)m) Carpeted, Radiator, Storage cupboards, Skylight Window

OUTSIDE

To the rear of the property is a small yard with brick surrounds. There is also access to the store



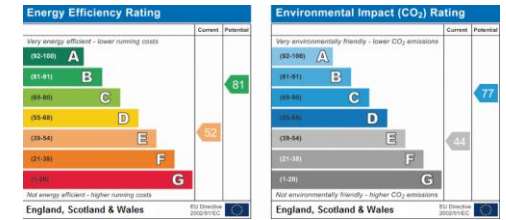
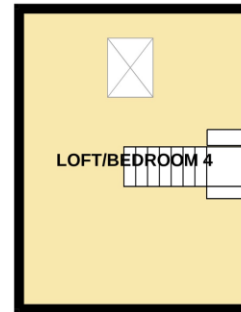
GROUND FLOOR



1ST FLOOR



LOFT



Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars 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 Regulations 2003.

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