SETHS

THINK PROPERTY...THINK SETHS

Averil Road

Off Colchester Road, Humberstone

Offers Over £220,000

www.seths.co.uk

PRICED TO SELL

Seths are delighted to bring to market this well maintained 3 Bed Semi Detached House in the popular location of Humberstone. Located just off Colchester Road and close to local amenities, this property would be ideal for a first time buyer. In brief, the property comprises of a Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms, and a Shower Room with a separate WC. The property also benefits with space at the front of the property for a driveway, a good sized rear garden and a utility area.

Viewings by appointment only

GROUND FLOOR

PORCH

ENTRANCE HALLWAY Laminate flooring, Understairs storage, Door leading to side access

LOUNGE 15' 3" x 10' 4" (4.67(max)m x 3.15m) Laminate flooring, uPVC Double Glazed Bay Window, Gas fireplace

DINING ROOM 17' 2" x 9' 6" (5.24m x 2.92m) Carpeted, Radiator, French door leading to rear garden, Gas Fireplace

KITCHEN 11' 2" x 5' 11" (3.41m x 1.82m) Fitted wall and base units with worktops over, Sink with mixer tap, Lino flooring, Partly tiled walls, Space for Fridge/Freezer and washing machine, x2 uPVC Double Glazed Windows

UTILITY AREA

FIRST FLOOR

BEDROOM 1 11' 10" x 10' 2" (3.62m x 3.12(max)m) Carpeted, Radiator, Fitted wardrobes, uPVC Double Glazed Windows

BEDROOM 2 11' 6" x 8' 9" (3.52m x 2.67m) Carpeted, Radiator, uPVC Double Glazed Window

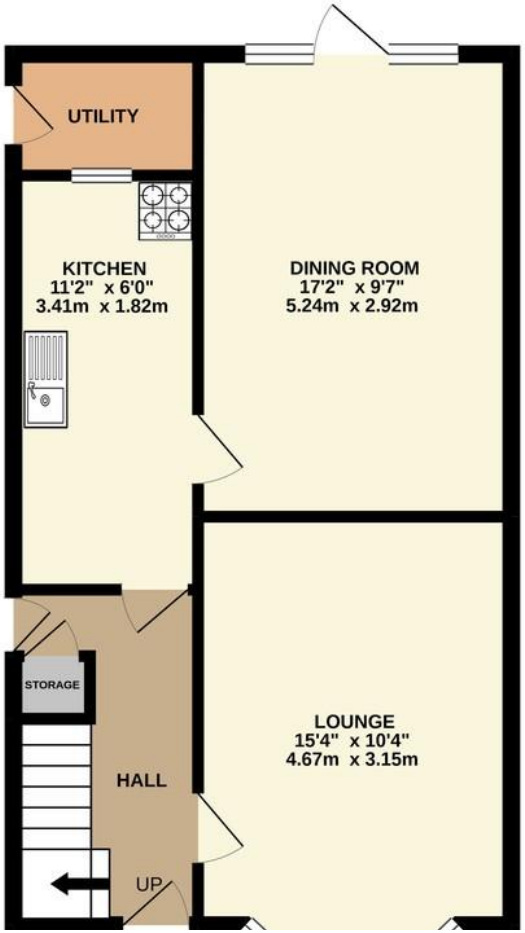
BEDROOM 3 6' 11" x 6' 11" (2.12m x 2.12m) Carpeted, Radiator, uPVC Double Glazed Window

SHOWER ROOM Tiled walls and flooring, Wash Hand Basin with mixer taps and vanity units, Walk in shower cubicle, Towel Radiator, uPVC Double Glazed Window

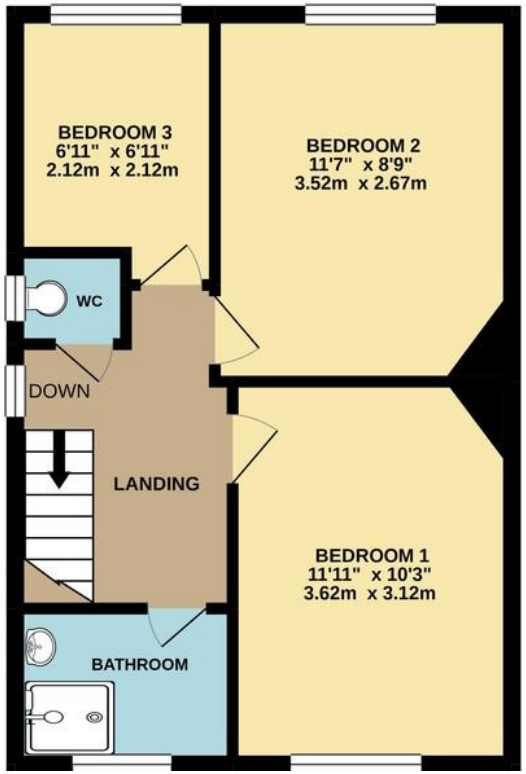
WC Tiled walls and flooring, WC, uPVC Double Glazed Window

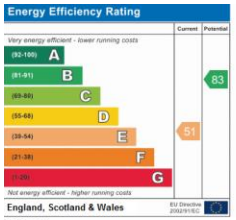
OUTSIDE To the front of the property is the potential for a driveway. To the rear of the property is a good sized garden, mainly grassed with fence surrounds. There is also the added benefit of a couple of storage sheds.

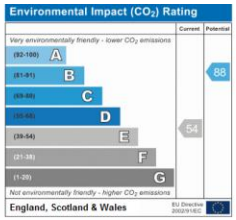
GROUND FLOOR



1ST FLOOR







Reference:
Averil Road

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 Regulations 2003.

OFFICE
20 Loughborough Road
Leicester
LE4 5LD

OPENING HOURS
Mon-Fri: 9am-5:30pm
Sat: 10am-1pm

T: 0116 266 9977
E: sales@seths.co.uk
W: www.seths.co.uk

The Property Ombudsman

Gold TheNegotiator Awards 2015 East Midlands Agency of the Year