




SETHS
THINK PROPERTY...THINK SETHS

Conway Road
Evington, Leicester

Offers over £190,000

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***** IDEAL FOR FIRST TIME BUYERS / INVESTORS!! *****

Three bedroom mid terrace situated in the sought after area of EVINGTON in close proximity to schools, mosques and local shops. Briefly the property comprises of three bedrooms, two reception rooms, kitchen and a bathroom. The property benefits from gas fired central heating, uPVC double glazing and an entrance hallway.

Viewings by appointment only

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM 10' 9" x 9' 4" (3.30m x 2.87m)
Carpeted, Radiator, uPVC Double Glazed Window

DINING ROOM 12' 7" x 11' 10" (3.86m x 3.63m)
Lino flooring, Radiator, uPVC Double Glazed Window

KITCHEN 15' 4" x 11' 7" (4.68m x 3.54m) Wall and base units with worktops over, Sink with mixer tap and splashback tiles, 4 ring gas hob with electric oven, Lino flooring, uPVC Double Glazed Window, Door leading to rear yard

FIRST FLOOR

BEDROOM 1 14' 0" x 10' 11" (4.29m x 3.33m)
Carpeted, Radiator, uPVC Double Glazed Window



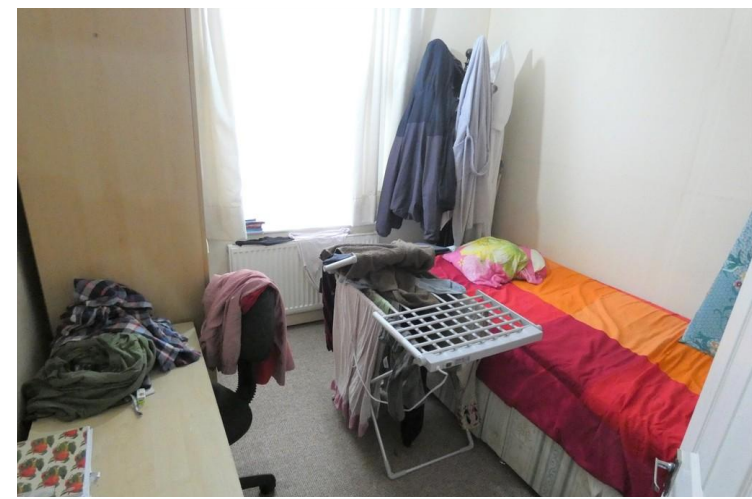
BEDROOM 2 11' 3" x 9' 6" (3.45m x 2.92m)
Carpeted, Radiator, uPVC Double Glazed Window

BEDROOM 3 8' 9" x 8' 5" (2.69m x 2.57m)
Carpeted, Radiator, uPVC Double Glazed Window

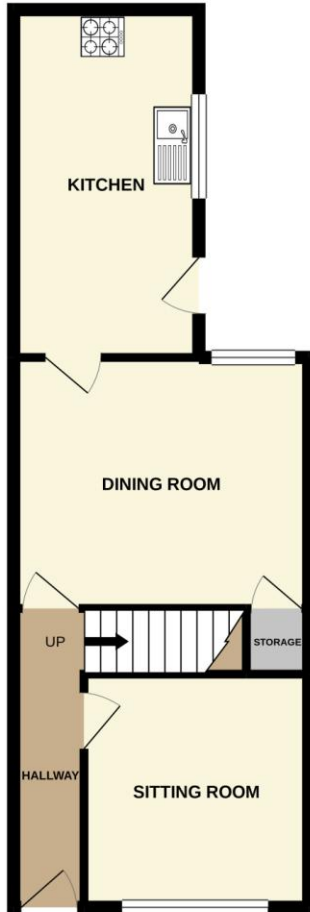


BATHROOM Tiled walls and flooring, WC, Wash Hand Basin with mixer tap, Shower cubicle, Radiator, Extractor fan, uPVC Double Glazed Window

OUTSIDE To the rear of the property is a slabbed yard with an outside store and WC



GROUND FLOOR



1ST FLOOR



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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