




SETHS
THINK PROPERTY...THINK SETHS

Bakewell Street
Highfields, Leicester

Offers Over £240,000
www.seths.co.uk

Seths are delighted to market this well maintained 3 / 4 Bedroom extended terrace located in the ever so popular area of HIGHFIELDS. Situated closely to local schools, mosques and shops, this would make an ideal first time buy. In brief the property comprises of a Through Lounge, Extended Kitchen, 3 Bedrooms with the added benefit of a loft conversion (currently used as Bedroom 4), Family Bathroom and a separate WC. The property also benefits from uPVC Double Glazing and Gas Central Heating.

Call Seths now to register your interest

GROUND FLOOR

THROUGH LOUNGE 29' 4" x 11' 0" (8.95m x 3.37m) Carpeted, x2 Radiators, Understairs storage cupboard, uPVC Double Glazed Bay Window, uPVC Double Glazed Window

EXTENDED KITCHEN 23' 6" x 6' 10" (7.17m x 2.09m) Wall and base mounted units with worktops over, 4 ring gas cooker with oven and extractor hood over, Sink with mixer tap, Long standing Radiator, Tiled flooring and partly tiled walls, uPVC Double Glazed Window, uPVC Double Glazed door leading to rear yard

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

BATHROOM Tiled walls and flooring, WC, Wash Hand Basin with mixer taps and vanity units,



Shower cubicle, Long standing radiator, uPVC Double Glazed Window, Extractor fan, Spotlights

FIRST FLOOR

BEDROOM 1 11' 11" x 11' 6" (3.64m x 3.53m) Carpeted, Radiator, uPVC Double Glazed Window, Fitted wardrobe

BEDROOM 2 12' 0" x 9' 7" (3.67 (max)m x 2.93 (max)m) Carpeted, Radiator, uPVC Double Glazed Window, Fitted wardrobe



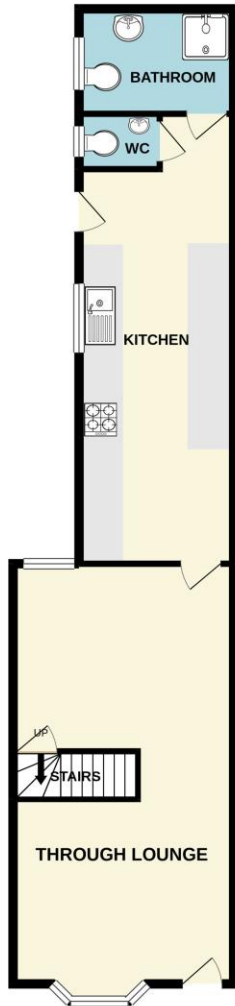
BEDROOM 3 12' 10" x 7' 2" (3.92m x 2.20 (max)m) Carpeted, Radiator, uPVC Double Glazed Window, Fitted wardrobe

SECOND FLOOR

LOFT / BEDROOM 4 19' 1" x 11' 10" (5.84 (max)m x 3.63m) Carpeted, Storage eaves, Radiator, Skylight window



GROUND FLOOR



1ST FLOOR



2ND 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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