



St Michaels Avenue

Belgrave, Leicester

Price £235,000

0116 266 9977
www.seths.co.uk

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

Extended Mid 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 SHOWER ROOM, THREE BEDROOMS AND UPSTAIRS W.C. The property benefits from gas fired central heating, PVCu double glazed and a rear yard.

Viewing is by appointment.

GROUND FLOOR

LOUNGE 14' 02" x 11' 02" (4.32m x 3.4m) Double glazed window to front aspect, laminated flooring and radiator.

DINING ROOM 15' 02" x 11' 04" (4.62m x 3.45m) Double glazed window to rear aspect, laminated flooring and radiator.

KITCHEN 13' 11" x 6' 03" (4.24m x 1.91m) 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, space for dishwasher, plumbing for washing machine, double glazed window to rear aspect and door to lobby area.

Belgrave Office
20 Loughborough Road
Leicester
LE4 5LD

Opening Hours
Mon-Fri: 9am – 5:30pm
Sat: 10am - 1pm

LOBBY AREA Double glazed door to garden area.

DOWNSTAIRS SHOWER ROOM Fitted shower cubicle, close coupled w.c., pedestal wash hand basin, heated towel rail and double glazed window to rear aspect.

FIRST FLOOR

LANDING Carpeted, radiator and access to loft space.

BEDROOM 1 12' 10" x 11' 07" (3.91m x 3.53m) Double glazed window to front aspect, laminated flooring and radiator.

BEDROOM 2 12' 02" x 10' 03" (3.71m x 3.12m) Double glazed window to rear aspect, laminated flooring and radiator.

UPSTAIRS W.C Close coupled w.c and wash hand basin.

BEDROOM 3 10' 06" x 6' 03" (3.2m x 1.91m) Double glazed window to rear aspect, laminated flooring and radiator.

OUTSIDE

REAR Slabbed patio area and gated access to front.



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.

