




SETHS
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Myrtle Road
Highfields, Leicester

£235,000

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****ENSUITE BEDROOM - PRIME LOCATION****

Seths are delighted to bring to market this lovely 4 Bedroom Mid Terraced House located in the sought after area of HIGHFIELDS. Situated close to many shops, schools and places of worship, this would make an ideal family home or investment.

Viewings by appt only

Access to the property's front door is via a shared passageway

BASEMENT 11' 10" x 10' 5" (3.63m x 3.18m)

GROUND FLOOR

ENTRANCE AREA With access to staircase leading to the basement

SITTING ROOM 11' 10" x 10' 4" (3.62m x 3.15m)
Carpeted, Radiator, Meter cupboards, uPVC double glazed window

DINING ROOM 11' 11" x 10' 3" (3.64m x 3.13m)
Carpeted, Radiator, uPVC double glazed window

KITCHEN ***Planning permission granted for a 6 meter extension***

Wall and base units with worktops over, 4 ring gas hob with extractor hood, Sink with mixer tap, Tiled flooring, Partly tiled walls, Radiator

FIRST FLOOR



BEDROOM 2 12' 4" x 9' 1" (3.76m x 2.79m)
Carpeted, Radiator, uPVC double glazed window

BEDROOM 3 11' 10" x 9' 4" (3.62m x 2.86m)
Carpeted, Radiator, uPVC double glazed window

BATHROOM Tiled walls and flooring, WC, Wash hand basin with mixer tap, Bathtub with shower overhead, Radiator, Extractor fan, uPVC double glazed window



WC WC, Wash hand basin with mixer tap, Lino flooring, Partly tiled walls, uPVC double glazed window

maintenance slatted garden with wooden fence / brick walls surround

SECOND FLOOR

BEDROOM 1 12' 9" x 12' 2" (3.91m x 3.71m)
Carpeted, Radiator, Fitted wardrobes, Ensuite, uPVC double glazed dormer window

ENSUITE WC, Wash hand basin with mixer tap, Bathtub with shower overhead, Lino flooring, Tiled walls, Towel radiator, Extractor fan, uPVC double glazed window

BEDROOM 4 12' 2" x 8' 10" (3.71m x 2.71 (max)m) Carpeted, Radiator, Fitted wardrobes, Skylight window

OUTSIDE To the rear of the property is a low





TOTAL FLOOR AREA: 1815 sq.ft. (168.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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