




SETHS
THINK PROPERTY...THINK SETHS

Wood Hill
Spinney Hills, Leicester

Offers Over £250,000

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'Bath Villa' is a Three Bedroom Villa located in the sought after area of SPINNEY HILLS in close proximity to schools, shops and places of worship. In brief the property comprises of an Entrance Hall, Sitting Room, Dining Room, Kitchen, Bathroom with separate WC, Three bedrooms and an upstairs Shower Room. The property benefits from gas central heating, double glazing and a rear yard.

Call Seths to register your interest

GROUND FLOOR

ENTRANCE HALL Laminate flooring, Radiator, Storage cupboard, Staircase leading to first floor

SITTING ROOM 15' 7" x 10' 11" (4.76m x 3.35m)
Carpeted, Radiator, uPVC double glazed bay window

DINING ROOM 14' 4" x 11' 11" (4.38m x 3.65m)
Carpeted, Radiator, uPVC double glazed window

KITCHEN 14' 4" x 6' 11" (4.39m x 2.12m) Wall and base units with worktops over, Gas line for cooker, Extractor hood, Plumbing for washing machine, Space for fridge / freezer, Lino flooring, Partly tiled walls, uPVC double glazed window

LOBBY Access to WC / Bathroom, Door leading to rear yard

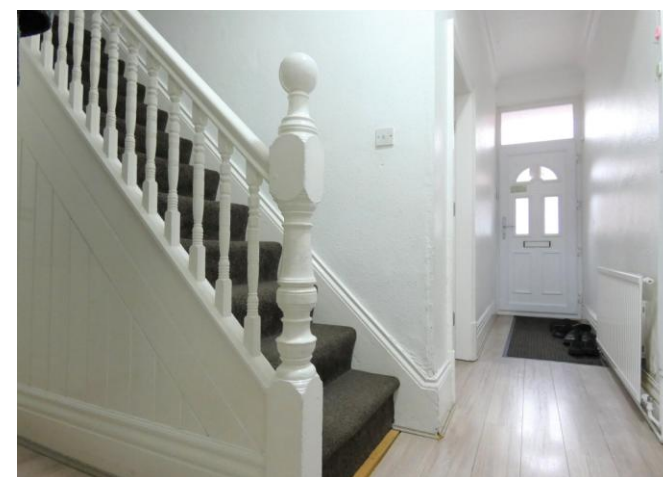
WC WC, Hot/Cold tap, uPVC double glazed window



BATHROOM Lino flooring, Tiled walls, Wash hand basin with mixer tap, Bathtub with shower overhead, uPVC double glazed window

FIRST FLOOR

BEDROOM 1 14' 7" x 12' 5" (4.46m x 3.81m)
Carpeted, Radiator, Storage cupboard, uPVC double glazed window



BEDROOM 2 12' 7" x 12' 0" (3.85m x 3.66m)
Carpeted, Radiator, Storage cupboard, uPVC
double glazed window

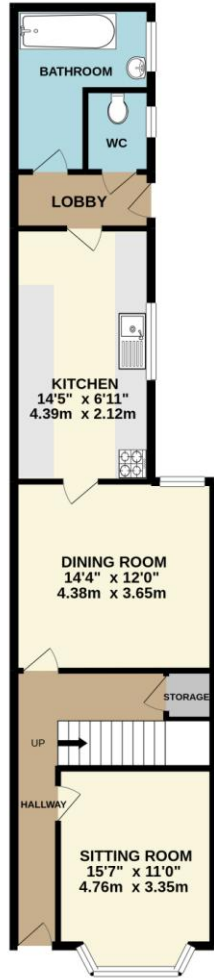
BEDROOM 3 9' 11" x 7' 3" (3.04m x 2.22m)
Carpeted, Radiator, uPVC double glazed window

SHOWER ROOM Lino flooring, Tiled walls, WC,
Wash hand basin with mixer tap, Shower cubicle,
Extractor fan, Towel radiator, uPVC double
glazed window

OUTSIDE To the front of the property is a small
courtyard. To the rear of the property is a slabbed
yard with brick walls surround



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
Wood Hill

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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