



Hampden Road

Northfields, Leicester

£210,000

0116 266 9977
www.seths.co.uk

A Two Bedroom Mid Terraced House situated in the popular area of NORTHFIELDS. Provided to the market with NO CHAIN, this would make an ideal first time buy.

Contact Seths to register your interest

GROUND FLOOR

PORCH

LOUNGE 14' 11" x 13' 9" (4.57m x 4.21m) Laminate flooring, x2 radiators, uPVC double glazed window

KITCHEN / DINER 13' 10" x 10' 10" (4.22m x 3.31m) Wall and base units with worktops over, Sink with mixer tap, Plumbing for washing machine, Extractor hood, Tiled flooring, Partly tiled walls, Radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1 13' 9" x 12' 3" (4.20 (max)m x 3.75m) Carpeted, Radiator, Fitted wardrobe, uPVC double glazed window

BEDROOM 2 10' 9" x 7' 8" (3.29m x 2.35m) Carpeted, Radiator, uPVC double glazed window

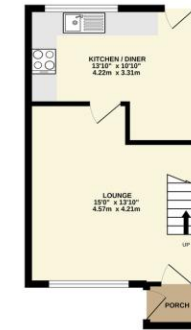
BATHROOM Lino flooring, Partly tiled walls, WC, Wash Hand Basin, Bathtub with shower overhead, Radiator, uPVC double glazed window

YARD Slabbed with wooden fence surround

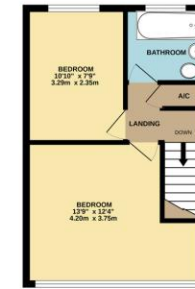
Belgrave Office
20 Loughborough Road
Leicester
LE4 5LD

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

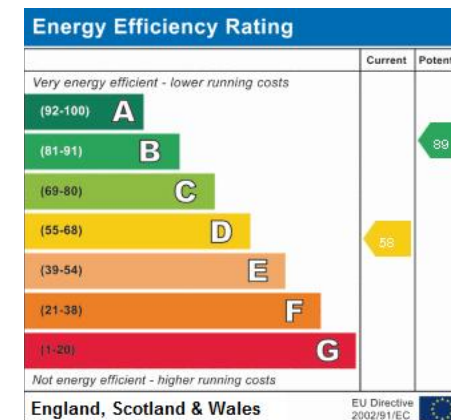
GROUND FLOOR



1ST FLOOR



These plans were prepared by the seller and are not to be relied upon as a guarantee of accuracy. The seller is not responsible for any errors or omissions. The buyer should verify the accuracy of the plans and measurements before proceeding with the purchase. The seller is not responsible for any errors or omissions. The buyer should verify the accuracy of the plans and measurements before proceeding with the purchase.



Reference:
Hampden 111111



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.

