





SETHS

THINK PROPERTY...THINK SETHS

Tiverton Avenue

Off Gipsy Lane, Leicester

Price £295,000

www.seths.co.uk







***** IDEAL FOR FIRST TIME BUYERS - EXTENDED MID TOWN HOUSE *****
Extended Mid TOWN HOUSE located off Gipsy Lane, Belgrave.

Briefly the accommodation comprises, entrance hall, lounge, kitchen & diner, CONSERVATORY, utility room, THREE BEDROOMS and a bathroom. The property benefits from gas fired central heating, double glazing, DRIVEWAY WITH SPACE FOR ONE CAR and a rear garden.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE HALL Double glazed door to front aspect, staircase off, laminated flooring and radiator.

LOUNGE 12' 4" x 10' 5" (3.78m x 3.20m) Double glazed door to front aspect, laminated flooring and radiator.

OPEN PLAN KITCHEN / DINER 14' 8" x 11' 0" (4.48m x 3.37m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, sink with drainer and mixer, gas point for cooker with extractor over, space for fridge freezer, radiator, access to under stairs storage cupboard, space for dining table, double glazed door to conservatory.

CONSERVATORY 10' 9" x 9' 3" (3.28m x 2.84m) Double glazed doors to garden area, radiator and door to utility room.

UTILITY ROOM Plumbing for washing machine, space for dryer, access to gas combination boiler and double glazed window to rear aspect.

FIRST FLOOR

LANDING Carpeted.

BEDROOM 1 11' 10" x 8' 11" (3.62m x 2.74m) Double glazed window, laminated flooring and radiator.

BEDROOM 2 10' 6" x 9' 3" (3.22m x 2.83m) Double glazed window, laminated flooring and radiator.

BEDROOM 3 11' 8" x 6' 2" (3.57m x 1.89m) Double glazed window, laminated flooring and radiator.

BATHROOM Panelled bath tub, close coupled w.c., wash hand basin, tiled walls, radiator and double glazed window.

OUTSIDE

FRONT Driveway to the front with space for one car.

REAR Slabbed patio area, with steps down to lawned area, secluded by fencing and gated access to front.

FREEHOLD

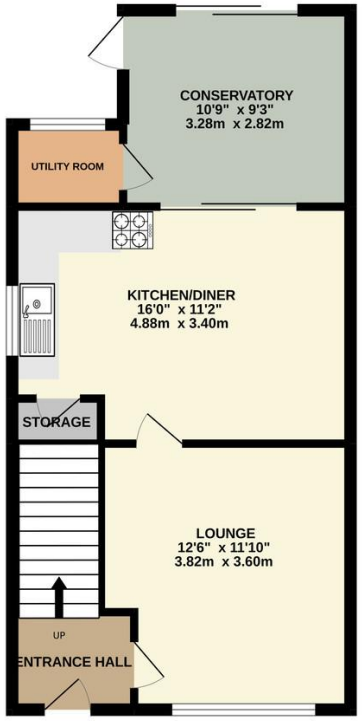
COUNCIL TAX BAND B



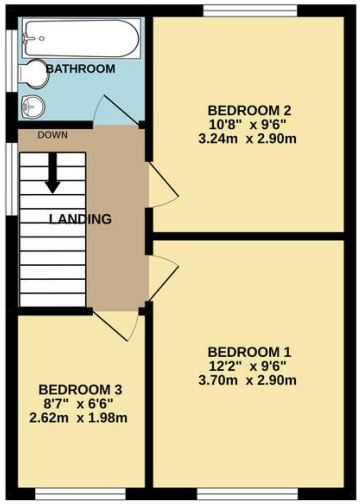




GROUND FLOOR



1ST FLOOR



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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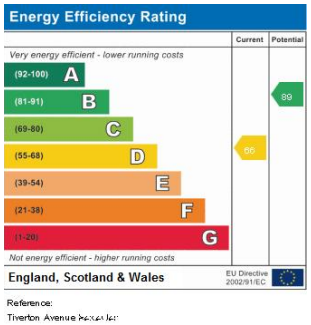

Reference:
Tiverton Avenue Leicester

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not 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

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