SETHS

THINK PROPERTY...THINK SETHS









Marwell Walk

Mowmacre Hill, Leicester

Price £150,000

0116 266 9977

www.seths.co.uk

****UPGRADING WORKS REQUIRED****

Three bedroom mid terraced, conveniently located closely to local schools and amenities. The accommodation comprises of a lounge, dining room, kitchen, downstairs w/c, three bedrooms and a bathroom. The property benefits from a garden to the rear and gas central heating.

Viewing is by appointment only.

GROUND FLOOR

LOUNGE 12' 7" x 11' 10" (3.85m x 3.62m) Carpeted flooring, access to stairs, radiator, window facing front aspect.

W/C Carpeted flooring, w/c, window facing front aspect.

DINING ROOM 11' 6" x 11' 5" (3.51m x 3.48m) Carpeted flooring, TV stand, radiator, sliding door to rear.

KITCHEN 11' 6" x 7' 1" (3.51m x 2.16m) Partly tiled walls, base level units, eye level units, integrated gas cooker, sink with drainer, washing machine, radiator, door to rear, double glazed window facing rear aspect.

FIRST FLOOR

LANDING Laminated flooring, storage.

BEDROOM 8' 0" x 9' 10" (2.46m x 3.02m) Laminated flooring, radiator, window facing rear aspect.

BEDROOM 13' 10" x 8' 8" (4.22m x 2.66m) Laminated flooring, radiator, window facing rear aspect.

BEDROOM 7' 2" x 8' 8" (2.20m x 2.66m) Laminated flooring, radiator, window facing front aspect.

W/C Laminated flooring, w/c, window facing front aspect.

BATHROOM Laminated flooring, bathtub with electric shower, wash hand basin, radiator, window facing front aspect.

OUTSIDE

REAR Slabbed area, surrounded by fencing, shed.

FREEHOLD

COUNCIL TAX BAND - A



Belgrave Office
20 Loughborough Road
Leicester
LE4 5LD

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

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 Regulations 2003.

The Property Ombudsman

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