





SETHS

THINK PROPERTY...THINK SETHS

Burnet Close

Hamilton, Leicester

Offers Over £270,000

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NO CHAIN - EXCELLENT CONDITION

Seths are delighted to bring to market this well presented 3 Bedroom Mid Terraced House located in the popular area of HAMILTON. Situated closely to many local amenities, this would make an ideal first time buy or investment.

Viewings by appt only

GROUND FLOOR

PORCH Carpeted, Radiator

LOUNGE 17' 7" x 12' 4" (5.38m x 3.78m) Carpeted, Radiator, Gas fireplace, Staircase leading to first floor, uPVC double glazed bay window

KITCHEN 12' 4" x 7' 9" (3.77m x 2.38m) Wall and base units with worktops over, 4 ring gas cooker / oven with extractor hood, Sink with mixer tap and splashback tiles, Space for fridge/freezer, Tiled flooring, Spotlights, uPVC double glazed window

CONSERVATORY 9' 8" x 7' 4" (2.96m x 2.26m) Tiled flooring, French doors leading to rear garden

FIRST FLOOR

BEDROOM 1 12' 4" x 8' 6" (3.78m x 2.61m) Laminate flooring, Radiator, uPVC double glazed window

BEDROOM 2 12' 4" x 7' 11" (3.78m x 2.43m)



Laminate flooring, Radiator, Storage cupboard, uPVC double glazed window

BEDROOM 3 11' 6" x 8' 0" (3.52 (max)m x 2.46 (max)m) Laminate flooring, Radiator, uPVC double glazed window

BATHROOM WC, Wash hand basin with mixer tap and vanity units, 'P shaped' bathtub with shower overhead, Tiled flooring, Tiled walls, Towel radiator, Spotlights, uPVC double glazed window



GARAGE With up and over door

OUTSIDE To the front of the property is a paved driveway with space for one car. To the rear of the property is a low maintenance garden, mainly grassed with wooden fence surround.

COUNCIL TAX BAND - B





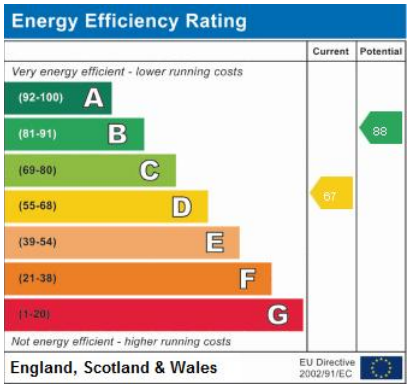


GROUND FLOOR



1ST FLOOR





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The Property Ombudsman

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