SETHS

THINK PROPERTY...THINK SETHS









Barclay Street

Westcotes, Leicester

£225,000

0116 266 9977

www.seths.co.uk

INVESTORS ONLY

Seths are delighted to market this 3 / 4 Bedroom mid-terraced property situated in the popular WESTCOTES area of Leicester.The property briefly comprises of; an entrance hallway, lounge, kitchen, utility area, downstairs shower room, downstairs bedroom, first floor landing leading to three bedrooms and a family bathroom. This property further benefits from gas central heating and double glazed windows.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE HALL Tiled flooring, radiator, staircase to first floor

LOUNGE 15' 5" x 10' 7" (4.71m x 3.23m) Carpeted flooring, TV point, radiator, double glazed window facing front aspect.

BEDROOM / RECEPTION ROOM 12' 6" x 10' 6" (3.83m x 3.22m) Carpeted flooring, storage cupboard, radiator, double glazed window facing rear aspect.

KITCHEN 10' 10" x 6' 9" (3.31m x 2.08m) Laminated flooring, partly tiled walls, storage cupboard, breakfast bar, base level units, eye level units, free standing electric cooker with oven, sink with drainer, radiator, double glazed windows facing rear side.

UTILITY AREA 4' 5" x 4' 1" (1.36m x 1.25m) Laminated flooring, space for fridge / freezer, plumbing for washing machine, double glazed window to rear side.

SHOWER ROOM Laminated flooring, wash hand basin, w/c, heated towel rail, shower, double glazed windows facing rear side.

FIRST FLOOR

LANDING Carpeted flooring, radiator.

BEDROOM 14' 5" x 12' 8" (4.40m x 3.87m) Carpeted flooring, fireplace with surround, radiator, double glazed window facing front aspect.

BEDROOM 12' 5" x 10' 2" (3.80m x 3.10m) Carpeted flooring, storage cupboard, TV point, fireplace with surround, radiator, double glazed window facing rear aspect.

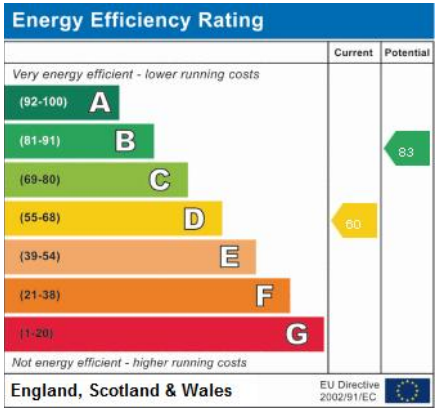
BATHROOM Tiled flooring, partly tiled walls, w/c, wash hand basin, bathtub, heated towel rail, double glazed window facing rear side.

BEDROOM 10' 11" x 8' 6" (3.35m x 2.61m) Carpeted flooring, radiator, double glazed window facing rear aspect.

FREEHOLD

COUNCIL TAX BAND - B





The Property Ombudsman

Humberstone Office
265 Uppingham Road
Leicester
LE5 4DG

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.

Gold The Negotiator Awards 2015 East Midlands Agency of the Year