SETHS

THINK PROPERTY...THINK SETHS









Broad Avenue

North Evington, Leicester

£305,000

0116 266 9977
www.seths.co.uk

Seths are delighted to bring to market this three bedroom mid town house situated in the ever so popular area of NORTH EVINGTON located close to GENERAL HOSPITAL and other local amenities. The property comprises of an entrance porch, entrance hallway, lounge / diner, kitchen / breakfast room and a shower room. The first floor compromises of three bedrooms and a family bathroom. This property further benefits from a loft space, driveway for one car, rear garden and gas central heating.

Viewings by appointment only

GROUND FLOOR

ENTRANCE PORCH

LOUNGE / DINER 24' 4" x 15' 0" (7.43m x 4.59m) Laminated flooring, TV stand, electric fireplace, space for dining table, radiators, double glazed window facing front aspect.

KITCHEN 19' 8" x 12' 4" (6.01m x 3.76m) Tiled flooring, part tiled walls, base level units, eye level units, sink with drainer, radiator, integrated dishwasher, plumbing for washing machine, Space for fridge/freezer, double glazed window facing side aspect.

SHOWER ROOM Fully tiled, wash hand basin, w/c, fitted shower, heated towel rail, extractor fan, double glazed window facing side aspect.

FIRST FLOOR

LANDING

BEDROOM 9' 10" x 10' 9" (3.02m x 3.29m) Carpeted flooring, fitted wardrobes, TV stand, radiator, double glazed window facing rear.

BEDROOM 13' 5" x 9' 9" (4.09m x 2.99m) Carpeted flooring, radiator, double glazed window facing front aspect.

BEDROOM 6' 10" x 6' 6" (2.10m x 1.99m) Carpeted flooring, radiator, double glazed window facing front aspect.

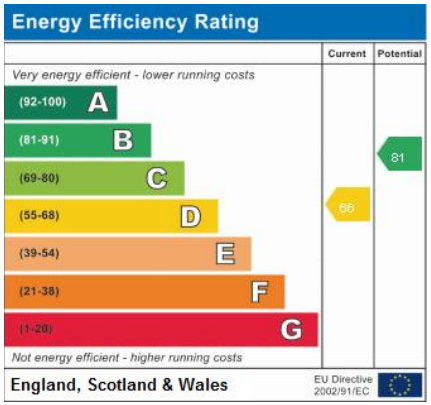
BATHROOM Fully tiled, corner bathtub, w/c, heated towel rail, wash hand basin, extractor fan, double glazed window facing rear aspect.

LOFT SPACE Carpeted flooring, skylight window

OUTSIDE To the front of the property is a paved driveway with space for one car. To the rear of the property is a slabbed patio area along with a grassed garden with wooden fence surround.

COUNCIL TAX BAND - B





Humberstone Office
265 Uppingham Road
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LE5 4DG

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

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The Property Ombudsman

Gold The Negotiator Awards 2015 East Midlands Agency of the Year