SETHS

THINK PROPERTY...THINK SETHS









Perkyn Road

Thurnby Lodge, Leicester

Offers Over £260,000

0116 266 9977
www.seths.co.uk

****NO CHAIN****

Seths are delighted to market this 3 Bedroom Mid Terraced House offered to the market with no chain. Located in the popular area of THURNBY LODGE close to schools and local amenities, this property would be ideal for a first time buyer or investor.

Early viewing is advised

GROUND FLOOR

ENTRANCE HALL Tiled flooring with underfloor heating, staircase to first floor, understairs storage cupboard

LOUNGE 14' 6" x 12' 2" (4.42m x 3.72m) Tiled flooring with underfloor heating, aluminium double glazed window

DINING ROOM 18' 5" x 10' 3" (5.62m x 3.14m) Tiled flooring with underfloor heating, sliding patio door to conservatory, spotlights

KITCHEN 15' 10" x 4' 10" (4.85m x 1.48m) Wall and base units with worktops over, 4 ring gas hob with electric oven / grill, sink with mixer tap, plumbing for washing machine, lino flooring, partly tiled walls, radiator, x2 aluminium double glazed windows, door to rear garden

CONSERVATORY 11' 10" x 7' 3" (3.62m x 2.21m) Lino flooring, single glazed window, door to rear garden

FIRST FLOOR

BEDROOM 1 13' 0" x 10' 11" (3.97m x 3.33 (max)m) Laminate flooring, radiator, storage cupboard, aluminium double glazed window

BEDROOM 2 14' 4" x 9' 3" (4.37m x 2.84m) Carpeted, radiator, storage cupboard, aluminium double glazed window

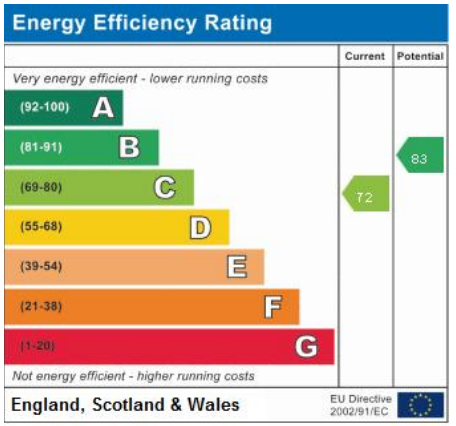
BEDROOM 3 10' 10" x 10' 0" (3.32m x 3.05m) Laminate flooring, radiator, storage cupboard, aluminium double glazed window

SHOWER ROOM WC, rectangular wash hand basin with mixer tap and vanity units, shower cubicle, towel radiator, spotlights, aluminium double glazed window

OUTSIDE To the front of the property is a driveway with space for two cars. To the rear of the property is a good sized, low maintenance garden with artificial grass and wooden fence surround. There is the added benefit of a summerhouse currently used for storage which could be used as a workshop / gym.

COUNCIL TAX BAND - A





Reference:
Perkyn Road

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.

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