





SETHS

THINK PROPERTY...THINK SETHS

Halifax Drive

Beaumont Leys, Leicester

Offers Over £165,000

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Seths are pleased to market this Two Bedroom town house, conveniently located in the Beaumont Leys area.

The accommodation comprises of a lounge, kitchen, conservatory, two bedrooms and a bathroom. The property benefits from a garden to the rear, gas central heating and double glazed windows.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE PORCH Laminated flooring.

LOUNGE 12' 2" x 14' 8" (3.71m x 4.48m) Laminated flooring, TV stand, access to stairs, radiator, double glazed window facing front aspect.

KITCHEN 8' 2" x 14' 4" (2.50m x 4.38m) Laminated flooring, base level units, eye level units, sink with drainer, integrated electric hob with oven, washing machine, radiator, sliding door to conservatory, double glazed windows to side and rear.

CONSERVATORY Tiled flooring, fridge/freezer, door to rear garden, double glazed windows all around.

FIRST FLOOR

LANDING Laminated flooring, double glazed window facing side aspect.

BATHROOM Tiled flooring, partly tiled walls, w/c, wash hand basin, bathtub with electric shower, radiator, double glazed window facing rear aspect.

BEDROOM 12' 0" x 8' 6" (3.68m x 2.61m) Laminated flooring, storage cupboard, radiator, double glazed window facing rear aspect.

BEDROOM 8' 4" x 14' 7" (2.56m x 4.46m) Laminated flooring, radiator, double glazed windows facing front aspect.

OUTSIDE

REAR Slabbed area, stairs, access to front, surrounded by brick wall.

FRONT Slabbed area.

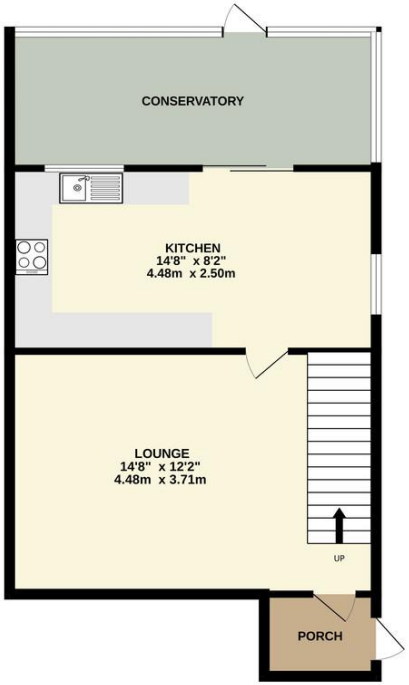
FREEHOLD

COUNCIL TAX BAND - A

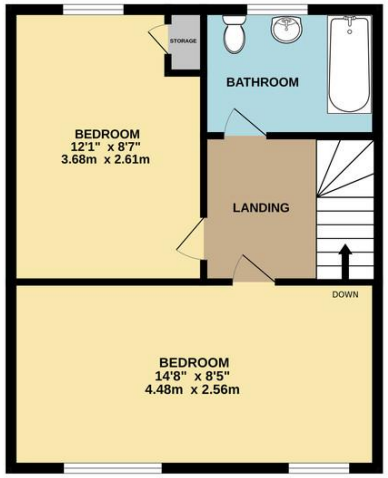




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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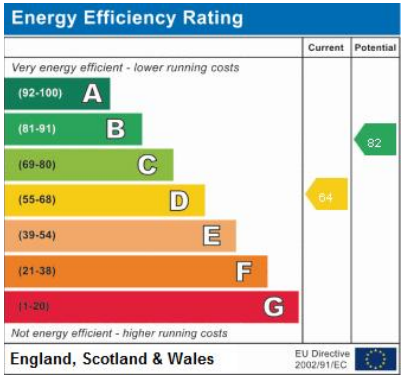

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and 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

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