



  
**SETHS**  
THINK PROPERTY...THINK SETHS

**Western Road**  
Leicester

**Offers Over: £187,000**  
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Seths are delighted to offer this 3/4 bedroom mid-terraced property in the popular location of Leicester. The property briefly comprises; an entrance hallway, front reception room (currently used as a bedroom), lounge, kitchen, lobby and bathroom, first floor landing leading to three bedrooms. There is a rear enclosed yard with access to the rear. The property benefits from majority UPVC double glazing and recently renewed boiler and central heating system. Early viewing is recommended.

#### ENTRANCE HALL

Door to the front, laminate flooring.

#### RECEPTION ROOM/ BEDROOM

11' 5" x 7' 3" (3.48m x 2.21m)

UPVC double glazed window to the front, radiator, meter cupboard, laminate flooring.

#### LOUNGE

14' 9" x 10' 11" (4.5m x 3.33m)

UPVC double glazed window to the rear, feature fireplace with hearth, radiator, stairs to first floor.

#### KITCHEN

9' 10" x 6' 2" (3m x 1.88m)

Window to the side, replacement wall mounted Worcester central heating boiler, fitted with a range of wall and base units with worksurfaces over and tiled splashbacks, sink unit, electric hob, space for fridge freezer, door through to rear lobby



#### BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m)

Fitted with a white suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin, low level WC, part tiled walls, UPVC double glazed window to the rear, laminate flooring.

#### BEDROOM ONE

11' 8" x 10' 11" (3.56m x 3.33m)

UPVC double glazed window to the front, radiator.





## BEDROOM TWO

UPVC double glazed window to the rear, built-in storage cupboard, radiator.

## BEDROOM THREE

8' 6" x 6' 6" (2.59m x 1.98m)

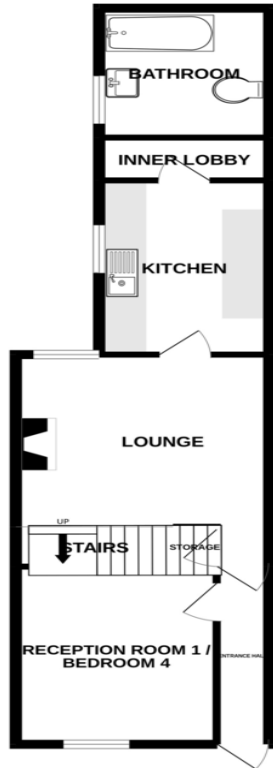
UPVC double glazed window to the rear, radiator.

## OUTSIDE

To the rear of the property is an enclosed yard which is paved and has gated access to the rear.



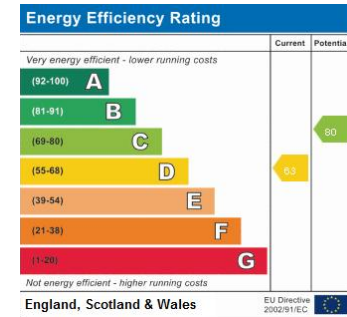
GROUND FLOOR



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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