




SETHS
THINK PROPERTY...THINK SETHS

Alderton Close
Rushey Mead, Leicester

Offers Over £275,000

www.seths.co.uk

Seths are pleased to market this well presented three bedroom mid town house situated in the popular Rushey Mead area. Briefly the accommodation comprises entrance hall, LOUNGE, KITCHEN, CONSERVATORY, w.c, three bedrooms and a bathroom.

The property benefits from gas fired central heating, garage, double glazing, driveway with space for two cars and a well presented rear garden.

Viewing is by appointment only and is offered with NO CHAIN.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL Carpeted flooring, access to stairs, radiator.

LOUNGE 19' 9" x 11' 5" (6.02m x 3.50 m) Carpeted flooring, sliding door to conservatory, radiator, double glazed window facing rear aspect.

KITCHEN 12' 3" x 7' 5" (3.74m x 2.27m) Tiled flooring, partly tiled walls, freestanding gas cooker with oven, base level units, eye level units, sink with drainer, washing machine, double glazed



window facing front aspect.

CONSERVATORY 8' 11" x 12' 4" (2.74m x 3.78m) Double glazed windows facing rear aspect, door to rear.

W/C Wash hand basin, w/c, double glazed window facing front aspect.



FIRST FLOOR

LANDING Carpeted flooring.

BEDROOM 11' 3" x 9' 3" (3.43m x 2.82m)
Carpeted flooring, storage cupboards, radiator,
double glazed window facing front aspect.

BEDROOM 13' 4" x 6' 8" (4.08m x 2.05m)
Carpeted flooring, storage cupboard, radiator,
double glazed window facing rear aspect.

BEDROOM 9' 9" x 12' 9" (2.99m x 3.90m)
Carpeted flooring, storage cupboards, radiator,
double glazed window facing rear aspect.

BATHROOM Partly tiled walls, wash hand basin,
w/c, bathtub with electric shower, radiator, double
glazed window facing front aspect.

OUTSIDE

REAR Slabbed area, lawned area, surrounded by
fencing.

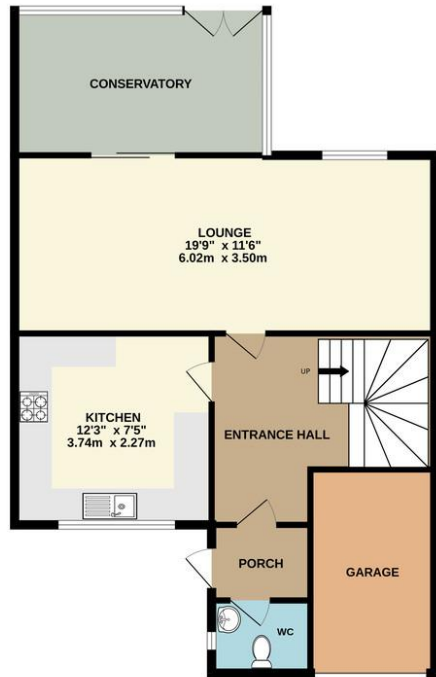
FRONT Lawned area, driveway for 2 cars,
garage.

FREEHOLD

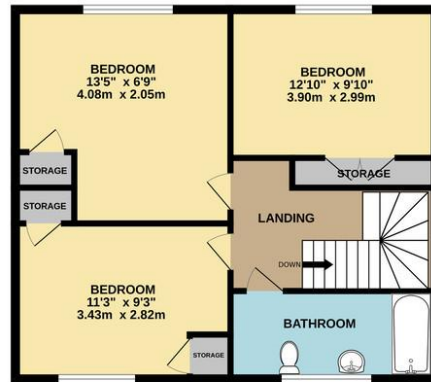
COUNCIL TAX BAND - B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		72	83

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars 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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