



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



**Saffron Lane**

Aylestone, Leicester

**Offers Over £190,000**

0116 266 9977  
[www.seths.co.uk](http://www.seths.co.uk)

**\*\*NO CHAIN - Currently rented at £800pcm\*\***

Seths are proud to market this Two Bedroom mid terraced house, conveniently located in the Aylestone area. The accommodation comprises of a lounge, dining room, kitchen, two bedrooms with an extra dressing room / potential bedroom 3 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

LOUNGE 15' 1" x 11' 8" (4.60m x 3.58m) Laminated flooring, radiator, storage cupboard, double glazed window facing front aspect.

DINING ROOM 11' 10" x 11' 7" (3.62m x 3.54m) Laminated flooring, radiator, understairs storage cupboard, double glazed window facing rear aspect.

KITCHEN 9' 5" x 6' 7" (2.89m x 2.02m) Tiled flooring, partly tiled walls, base level units, eye level units, sink with drainer, integrated gas cooker and oven, plumbing for washing machine, radiator, double glazed window facing rear aspect.

LOBBY Tiled flooring, space for American style fridge/freezer, door to rear garden.

BATHROOM Fully tiled, w/c, wash hand basin with mixer

**Humberstone Office**  
265 Uppingham Road  
Leicester  
LE5 4DG

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

taps, bathtub with shower overhead, heated towel rail, double glazed window facing rear aspect.

### FIRST FLOOR

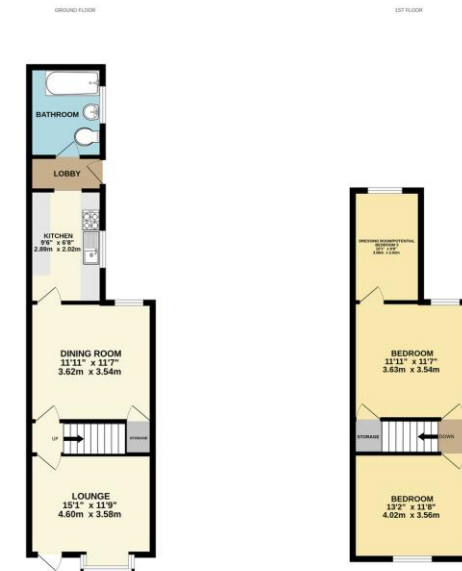
BEDROOM 1 13' 2" x 11' 8" (4.02m x 3.56m) Laminated flooring, radiator, double glazed window facing front aspect.

BEDROOM 2 11' 10" x 11' 7" (3.63m x 3.54m) Laminated flooring, storage cupboard, radiator, double glazed window facing rear aspect.

DRESSING ROOM/POTENTIAL BEDROOM 3 10' 1" x 6' 7" (3.08m x 2.02m) Laminated flooring, radiator, double glazed window facing rear aspect.

**OUTSIDE** To the rear of the property is a mainly slabbed yard with wooden fence and brick walls surround.

### COUNCIL TAX BAND - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

