



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

**Somerset Avenue**  
Stadium Estate, Leicester

**Offers Over £310,000**  
[www.seths.co.uk](http://www.seths.co.uk)



**Seths are proud to market this Three Bedroom Semi-Detached House, conveniently located on Somerset Avenue in the Stadium Estate Area.**

**The accommodation comprises of an entrance hall, open plan lounge, extended kitchen, reception room leading to a shower room, three bedrooms and a family bathroom. The property benefits from a large garden to the rear, driveway for 2/3 cars, gas central heating and double glazed windows.**

**Viewing is by appointment only.**

## GROUND FLOOR

**ENTRANCE HALL** Access to stairs.

**LOUNGE** Laminated flooring, radiator, double glazed window facing front aspect.

**EXTENDED KITCHEN** Tiled flooring, partly tiled walls, base level units, eye level units, integrated gas cooker, integrated oven/grill, sink with drainer, door to rear, skylight, double glazed window facing rear aspect.

**RECEPTION ROOM** Carpeted flooring, radiator, double glazed window facing side aspect.

**SHOWER ROOM** Fully tiled, w/c, wash hand basin, shower cubicle, radiator, double glazed window facing side aspect.





## FIRST FLOOR

### LANDING

**BATHROOM** Fully tiled, w/c, wash hand basin, bathtub, radiator, double glazed window facing rear aspect.

**BEDROOM** Carpeted flooring, radiator, double glazed window facing rear aspect.

**BEDROOM** Carpeted flooring, radiator, double glazed window facing front aspect.

**BEDROOM** Carpeted flooring, radiator, double glazed window facing front aspect.

OUTSIDE

REAR Lawned area, slabbed area, shed.

FRONT Slabbed area, driveway for 2/3 cars.

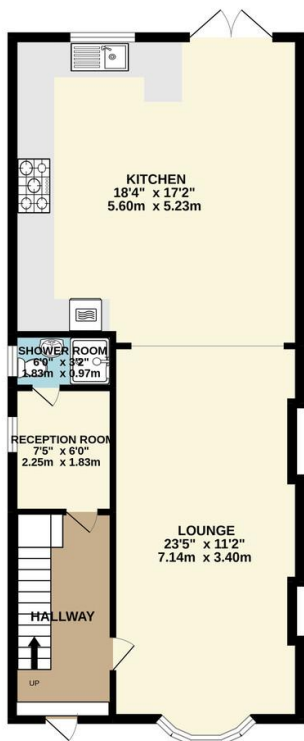
FREEHOLD

COUNCIL TAX BAND B

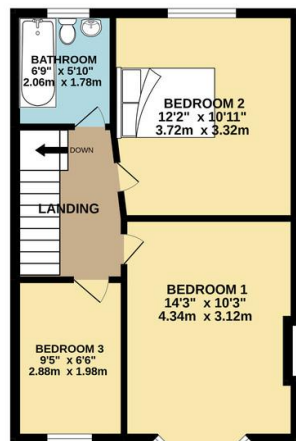
---



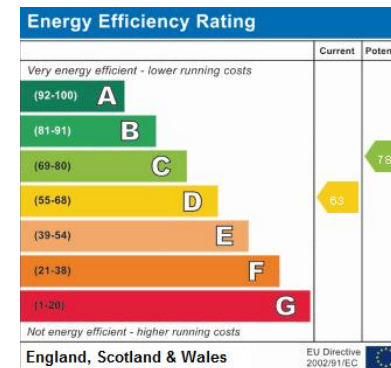
GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the Reception 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.  
Made with Metropix v2022



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.

**OFFICE**  
20 Loughborough Road  
Leicester  
LE4 5LD

**OPENING HOURS**  
Mon-Fri: 9am-5:30pm  
Sat: 10am-1pm

**T:** 0116 266 9977  
**E:** sales@seths.co.uk  
**W:** www.seths.co.uk

