



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

**Bannerman Road**  
Off Evington Valley Road, Leicester

**Offers Over £275,000**

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

A spacious three bedroom mid terraced property situated in the popular area of EVINGTON and offered to the market with NO CHAIN. The accommodation comprises of an entrance hall, sitting room, dining room, kitchen, three bedrooms and a family bathroom. The property benefits from a large yard to the rear, an outside WC and gas central heating.

Contact Seths for viewing arrangements

## GROUND FLOOR

**ENTRANCE HALL** Carpeted flooring, staircase to first floor

**SITTING ROOM** 14' 8" x 9' 3" (4.49m x 2.84m)  
Carpeted flooring, radiator, double glazed window facing front aspect.

**DINING ROOM** 13' 4" x 11' 5" (4.07m x 3.50m)  
Carpeted flooring, radiator, storage cupboard, door to rear

**KITCHEN** 20' 0" x 7' 2" (6.11m x 2.20m) Fully tiled, base level units, eye level units, freestanding gas cooker with oven, sink with drainer, double glazed windows facing rear aspect.

## FIRST FLOOR

**LANDING** Carpeted flooring, storage cupboard, radiator, skylight window



**BEDROOM** 12' 4" x 14' 2" (3.77m x 4.32m)  
Carpeted flooring, radiator, double glazed window facing front aspect.

**BEDROOM** 10' 9" x 11' 5" (3.30m x 3.48m)  
Carpeted flooring, storage cupboard, radiator, double glazed window facing rear aspect.

**BEDROOM** 11' 9" x 7' 3" (3.60m x 2.22m)  
Carpeted flooring, radiator, fitted cupboards, double glazed window facing rear aspect.



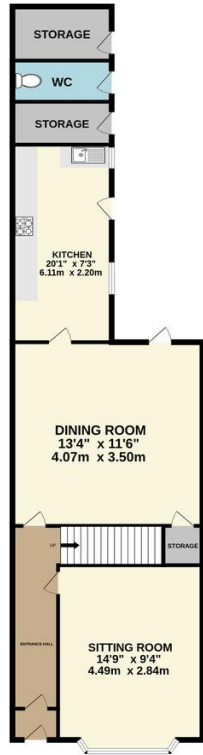
**BATHROOM** Tiled walls, w/c, wash hand basin, bathtub with electric shower, extractor fan, double glazed window facing rear aspect.

**OUTSIDE** A good sized rear yard mainly slabbed with an outside WC and two storage outbuildings.

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	81	
(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.

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