

FREEHOLD



House - End Terrace (EPC Rating: )

**Barnewell Avenue, Leicester, LE4 2TB**

Offers Over

**£215,000**



# 3 Bedroom House - End Terrace located in

\*\*\* THREE BEDROOM END-TERRACED PROPERTY WITH GARAGE AND ALLOCATED PARKING ON BARNWELL AVENUE - IDEAL FAMILY HOME \*\*\*

Seths are proud to present this three bedroom end-terraced property situated on Barnwell Avenue, Leicester. Benefiting from the convenience of allocated parking and a garage. The ground floor comprises of a comfortable lounge, a practical kitchen/diner with integrated appliances, a charming conservatory, and a convenient WC. Upstairs, you will find three bedrooms and a family bathroom

Don't miss out on this opportunity to make this property your home. Contact Seths today to arrange a viewing

## ENTRANCE HALL

uPVC door leading to the entrance, wooden flooring, radiator, access to the kitchen/diner, lounge and W/C, under-stair storage area, security alarm control panel.

## LOUNGE

12'0" x 11'11"  
Wooden flooring, sliding double glazed door leading to the conservatory, radiator.

## KITCHEN/DINER

22'0" x 8'9"  
Tiled flooring, partially tiled walls, integrated four ring induction cooker with oven and extractor over, double glazed window facing the rear aspect, uPVC door leading to the garden, base level and eye level units, stainless steel sink, integrated dishwasher, integrated washing machine, radiator, double glazed window facing the front aspect

## CONSERVATORY

Tiled flooring, double glazed windows surrounding, uPVC door leading to the garden.

## W/C

Lino flooring, toilet, wash hand basin, double glazed window facing the front aspect, spotlighting, storage cupboards to include gas and electric metres, consumer unit.

## FIRST FLOOR

Carpeted stairs leading to the first floor

## LANDING

Wooden flooring, access to all rooms on the first floor and loft.

## BEDROOM 1

12'1" x 10'7"  
Wooden flooring, double glazed window facing the front aspect, radiators, fitted wardrobes to include gas powered combination boiler, ceiling fan.

## BEDROOM 2

15'1" x 8'6"  
Wooden flooring, double glazed window facing the rear aspect, radiator

## BEDROOM 3

8'6" x 6'3"  
Wooden flooring, double glazed window facing the front aspect, radiator.

## BATHROOM

Tiled flooring, tiled walls, double glazed window facing the front aspect, standing shower with electric function, double glazed window facing the side aspect, toilet, wash hand basin, polyvinyl bathtub, inbuilt storage cupboards, radiator.

## OUTSIDE

To the side on Barnwell Walk you will find allocated parking with a garage. To the rear aspect the garden is secluded by wooden fencing running along the perimeter, Shed.

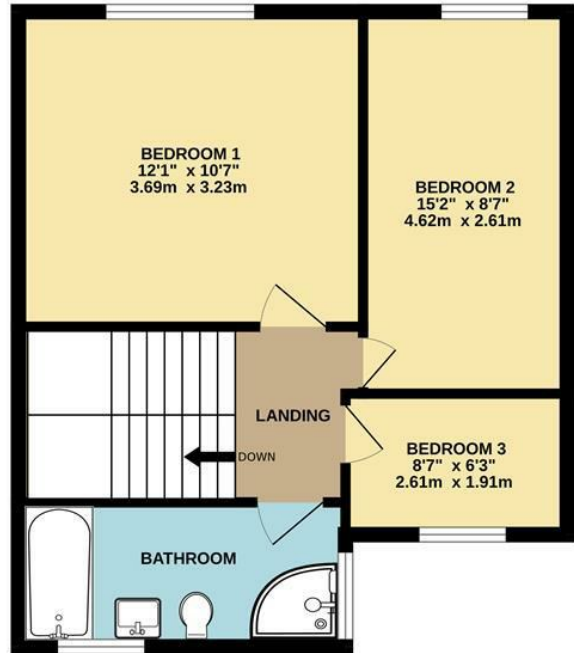
## FREEHOLD

## COUNCIL TAX BAND - A







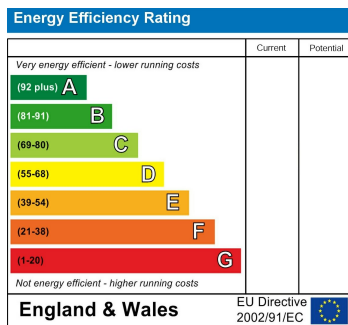


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

**A**

Energy Performance Graph



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