



# READINGS

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Beech Road  
Oadby, Leicester, LE2 5QL

**£350,000**



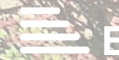
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## Beech Road

Oadby, Leicester, LE2 5QL

This spacious detached family home is up for sale with no onward chain, making it an excellent opportunity for anyone looking to move swiftly. For sale at a competitive price and located in the highly sought-after area of Oadby, within an excellent school catchment, the property offers well-proportioned living space.

On the ground floor, you'll find a small porch, a hallway, convenient downstairs toilet, open-plan lounge/dining room and a kitchen. Upstairs, there are three double bedrooms and a bathroom. Outside, there's a front garden, driveway and a single garage to the side, along with three useful brick storage areas at the back. The garden is a nice size and offers a good level of privacy. Homes like this tend to get snapped up quickly, so don't miss your chance—book a viewing today!

### Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: D

Type of Construction: Standard

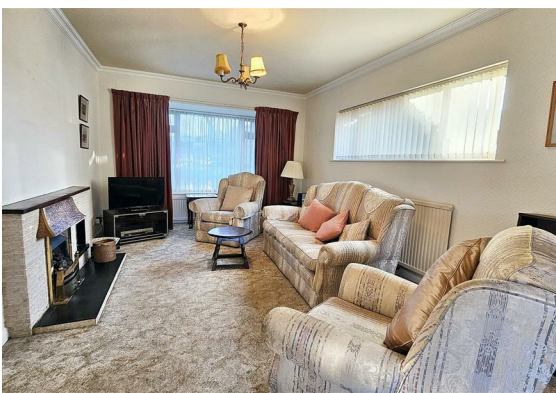
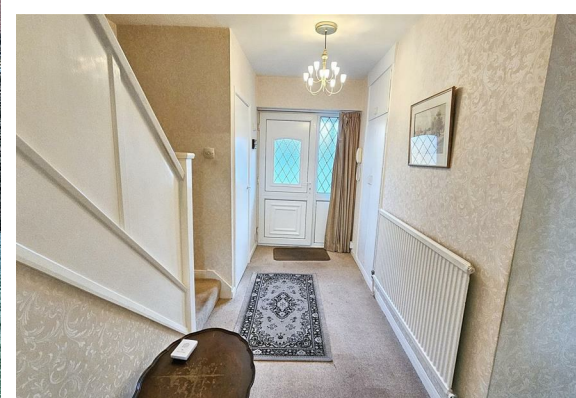
Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

Annual Estate Management Charge If Applicable:

The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.





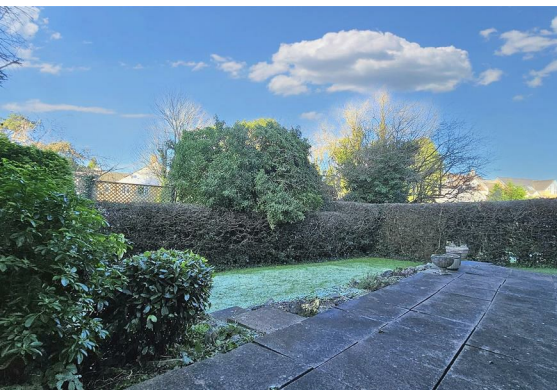


## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

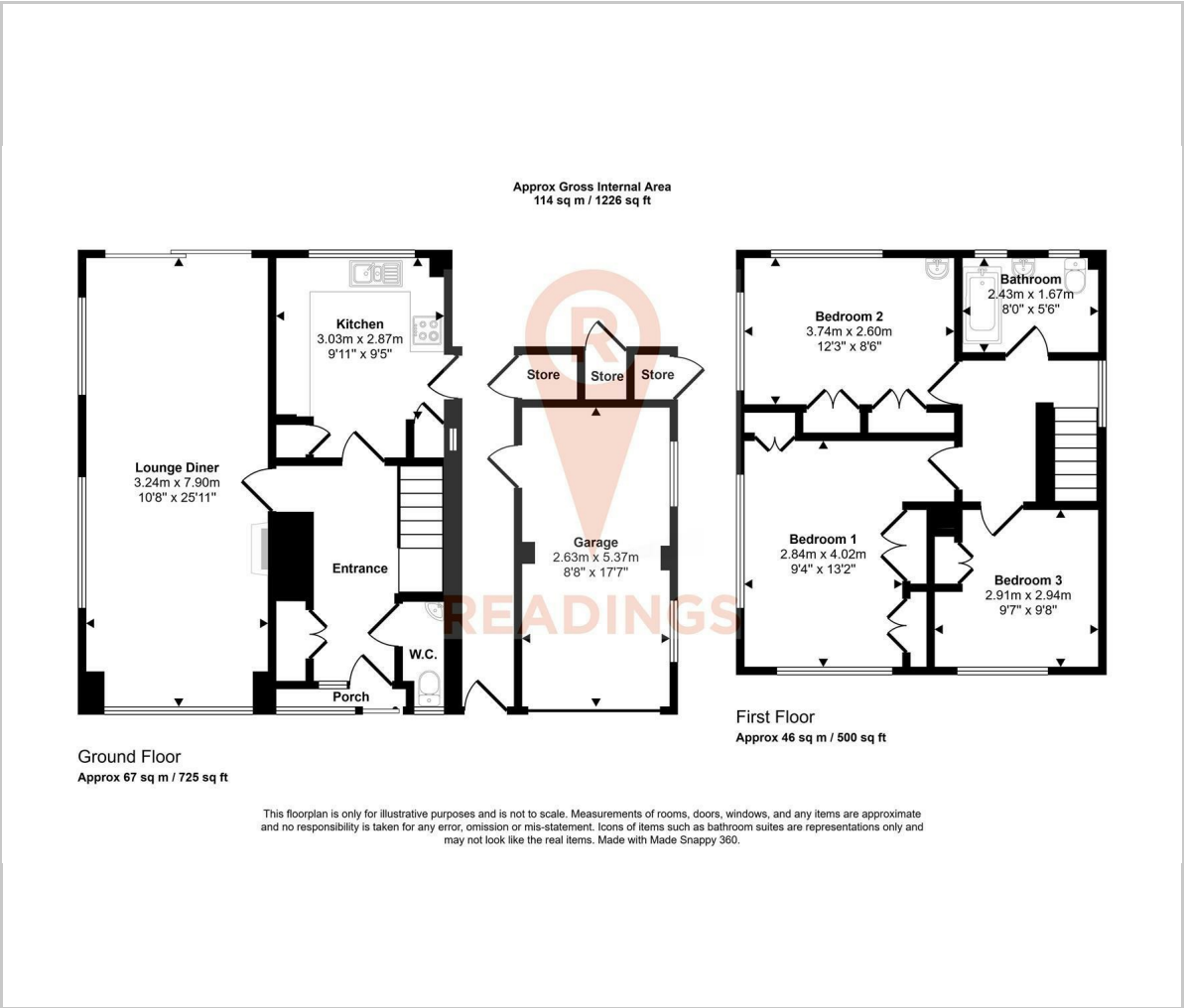
## Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.





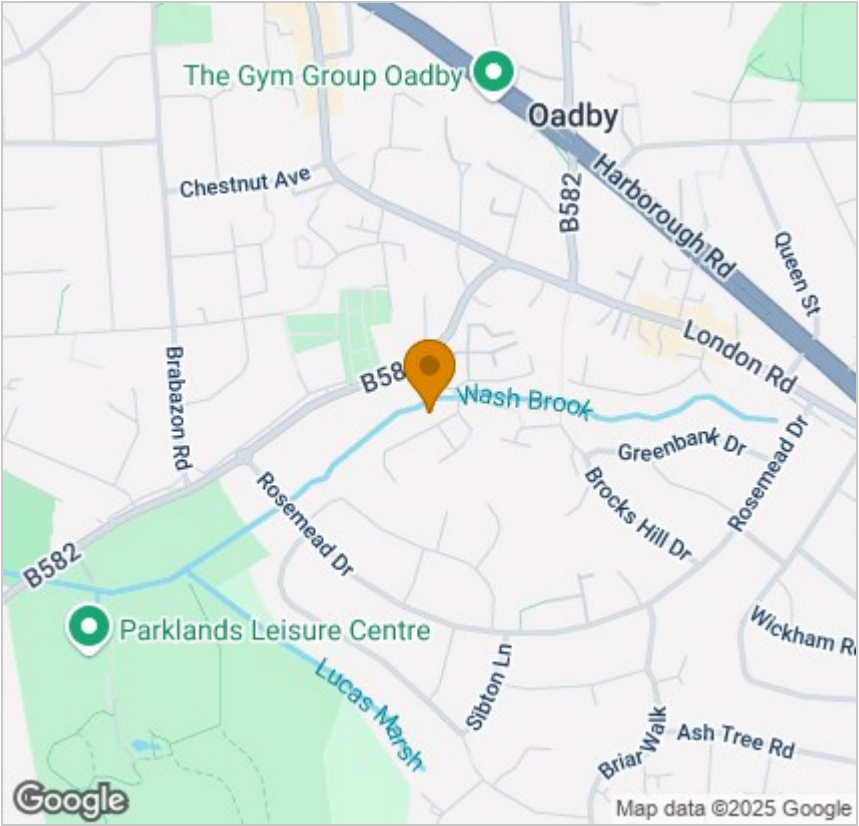
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

