



READINGS

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Sandhurst Street

Oadby, Leicester, LE2 5AR

£240,000



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This much-loved Victorian terraced home is full of charm, character and original features — and it comes with a fantastic-sized rear garden to match. In a great spot within Oadby, just behind The Parade with its mix of shops and amenities, it's the kind of place that's bound to catch the eye of many.

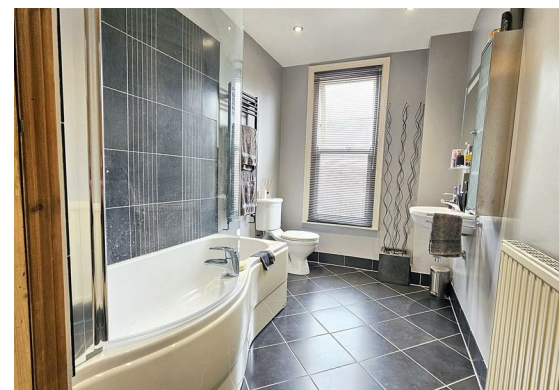
Inside you're welcomed by a cosy front lounge with a sash window and wooden flooring that flows through into the dining room. You'll also find lovely picture rails, original skirting boards and doors and a feature exposed brick chimney breast in the dining room that really adds to the period feel. The kitchen offers plenty of cupboard and worktop space.

Upstairs, there are two double bedrooms, both with built-in storage over the stairs and charming cast iron fireplaces. The bathroom is a great size too, with a three-piece suite and shower over the bath, plus an airing cupboard housing the combination boiler. The landing benefits from natural light thanks to a glazed loft hatch and two Velux windows from the recently replaced roof. You'll also find another loft hatch with ladder access to the boarded roof space — perfect for storage or even potential conversion (subject to the usual consents).

Outside, a shared side entry takes you to the beautifully landscaped rear garden, complete with a patio, lawn and well-planted borders. There are also two useful brick-built storage spaces and even an outside toilet. Parking is on the street, with resident permits available and there are pay-and-display options just a short stroll away.

All in all, this is a fantastic example of a character home in a sought-after location — and early viewing is definitely recommended to avoid missing out.





Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: A

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: Very low

Annual Estate Management Charge If

Applicable: n/a

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.

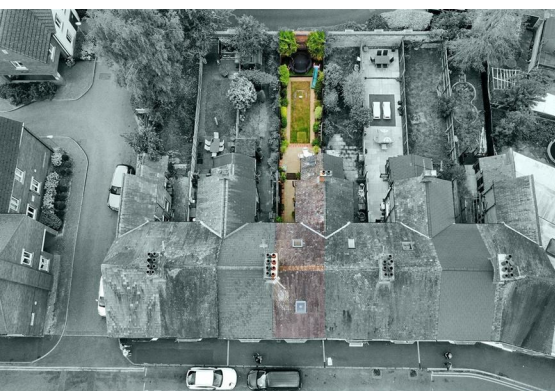
Consumer Protection Legislation

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.

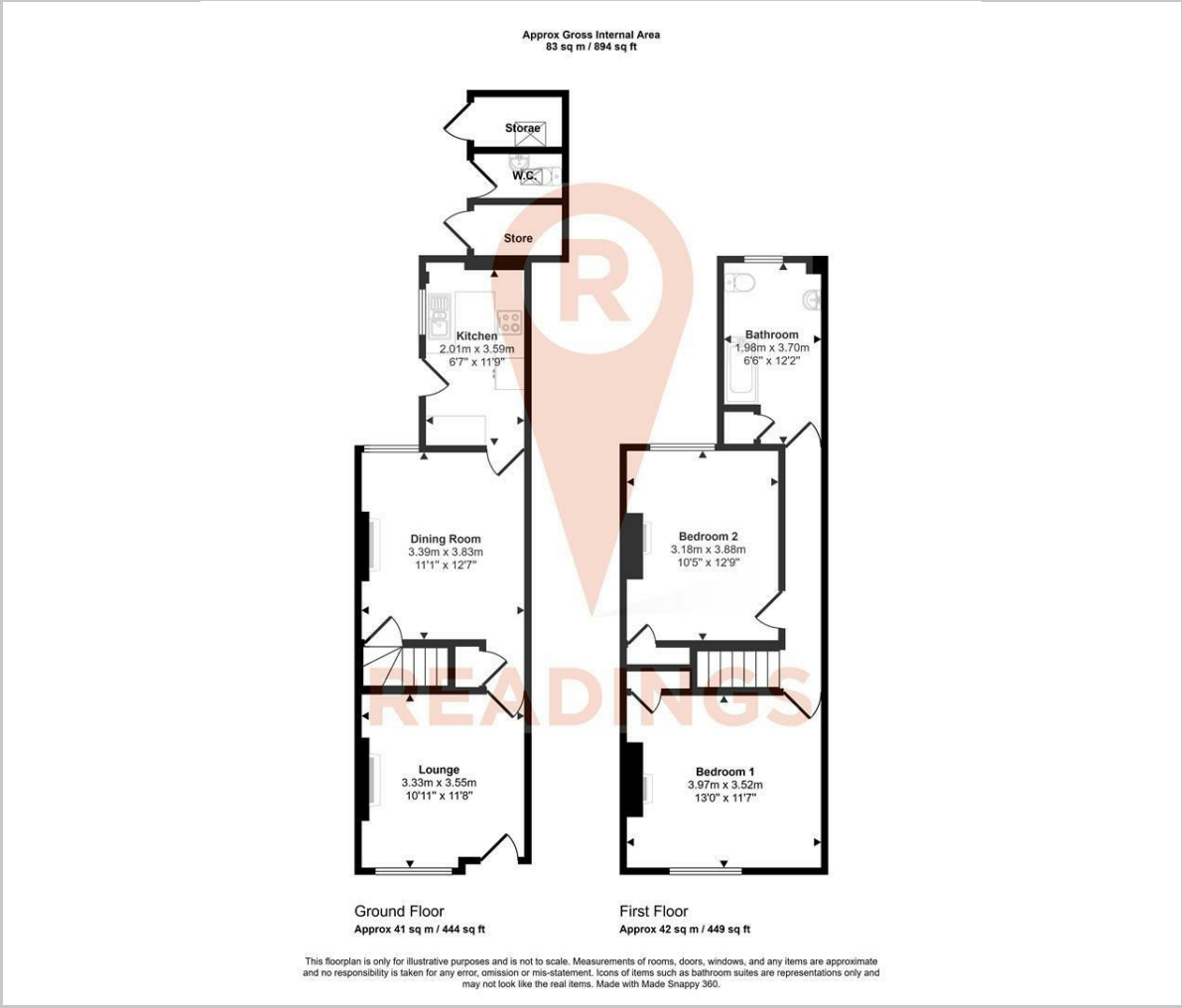
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



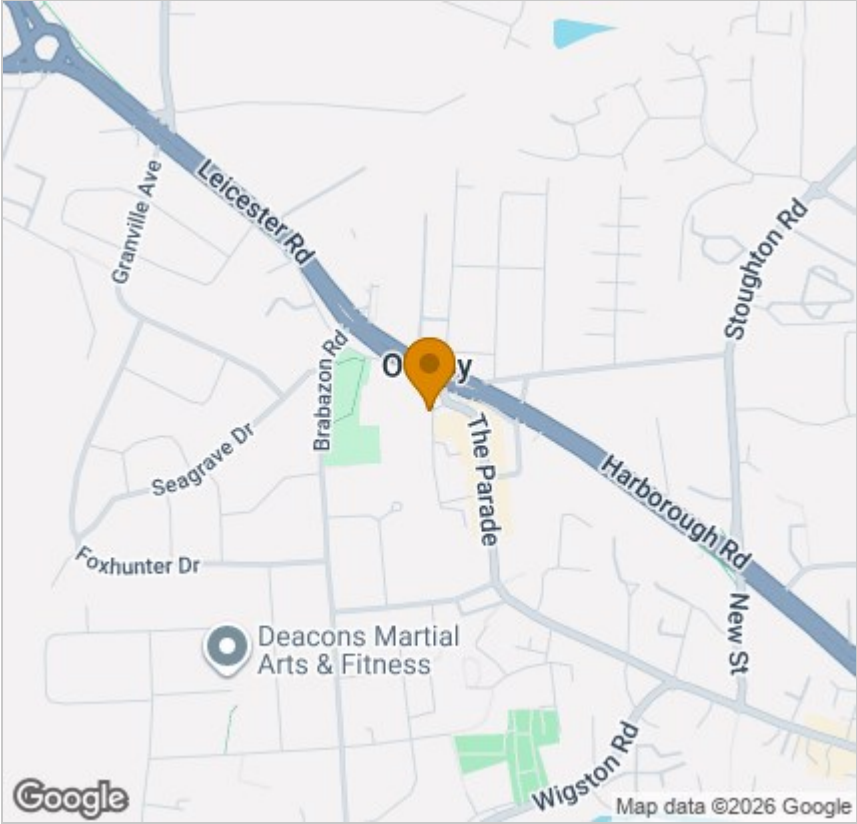
Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

