

JAMES SELICKS

ROSEBROOK GARDENS

16 HONEYWELL CLOSE, OADBY
LEICESTERSHIRE LE2 5QP

GUIDE PRICE: £185,000



Located within Rosebrook Gardens, an over 55's complex in the heart of Oadby, within walking distance of the popular Oadby shopping parade, an attractive two bedroom, two bathroom end terrace bedroom bungalow.

NO CHAIN INVOLVED • Entrance hall • master bedroom • bedroom two • shower room • sitting room • kitchen • lawned frontage • rear patio area & garden • wood framed uPVC double glazed windows throughout • EPC - C

Location

The property is conveniently located for access to Leicester city centre as well as more localised shopping facilities found in Oadby village and nearby Wigston with the M1/M69 Motorway networks associated Fosse Retail Park found in the vicinity.

Accommodation

An entrance hall with wood effect laminate flooring houses a useful storage cupboard. The master bedroom has a bay window overlooking the front garden and a built-in wardrobe with mirrored front. Bedroom two has a window to the front elevation. The shower room provides a white three piece suite comprising a large shower enclosure, an enclosed WC and a wall hung wash hand basin, electric shaver point, part tiled walls and a useful built-in storage cupboard.

The spacious sitting room has a door to the rear elevation leading onto the patio area. The kitchen has a good range of wood eye and base level and drawers, ample granite effect preparation surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap and window above overlooking the garden. Integrated appliances include a fridge, freezer, Hotpoint washing machine, an Electrolux stainless steel oven and a New World four-ring electric hob with a stainless steel extractor unit over. A separate cupboard houses the Worcester wall mounted boiler and provides further storage space.

Outside

The property enjoys a corner plot and has a small lawned frontage with a paved walkway to the front door flanked by a variety of shrubs and floral borders. To the rear, the property has a patio area adjacent to the sitting room and a small lawned area with mature shrub and floral borders with a fenced boundary.

Lease Details

Whilst we make every effort to ensure that these lease details are correct, they are subject to change, must not be relied upon & MUST be verified by potential Purchaser's Solicitor.

Tenure: Leasehold

Lease Term : 125 years from 2005

Ground Rent : £150 per annum

Service Charge : £1,990 per annum

Local Authority: Oadby & Wigston Council, Tax Band: B

Conservation Area: Yes, London Road & St Peters.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years: None known

Planning & Accessibility issues : None known



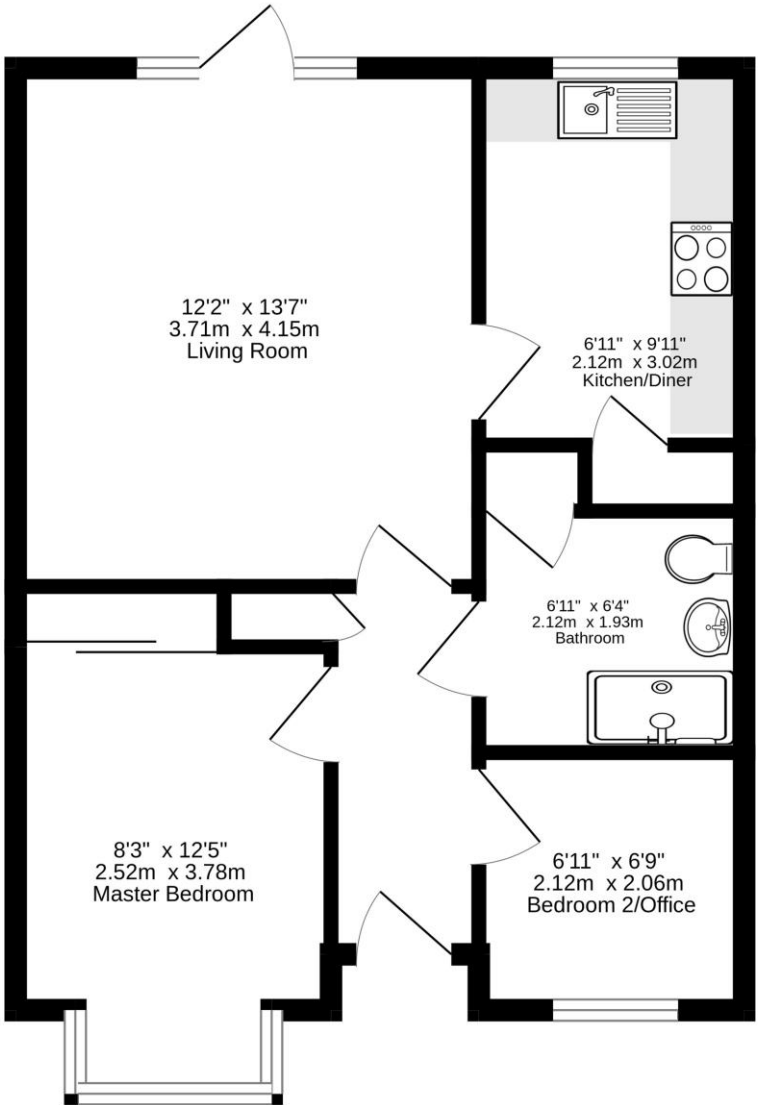
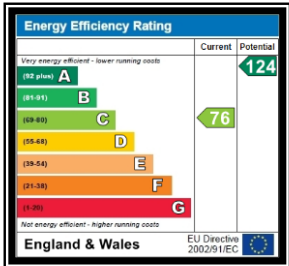




Rosebrook Gardens, 16 Honeywell Close, Oadby, Leicester LE2 5QP

Total Approximate Gross Internal Floor Area = 478 SQ FT / 44 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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