

# JAMES SELICKS

11 HONEYWELL CLOSE

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OADBY, LEICESTERSHIRE  
LE2 5QP

GUIDE PRICE £180,000





An attractive, two bedroom bungalow located within the Rosebrook Gardens development for the over 55's in the heart of Oadby, within walking distance of The Parade.

Entrance hall • sitting room • kitchen • two bedrooms • bathroom • lawned frontage • rear patio and garden • wood framed uPVC double glazed windows • EPC - C

#### Location

The property is located within walking distance of The Parade, an attractive shopping area containing most national retailers including Boots, with major superstores such as Asda found a little further away. Leicester city centre with its mainline railway station is approximately three miles distant, and the M1/M69 motorway networks and associated Fosse Retail Park are also closeby.

#### Accommodation

An entrance hall houses a useful storage cupboard and gives access to all accommodation. The master bedroom has a square bay window overlooking the front garden and a built-in wardrobe with mirrored front. Bedroom two also has a window to the front elevation. A spacious bathroom provides a white three piece suite comprising a panelled bath with a shower over and a glazed screen, an enclosed WC and a wall hung wash hand basin with mirrored cabinet above, part tiled walls and a useful built-in storage cupboard.

The large sitting room enjoys windows with a central door to the rear leading onto the patio area. The kitchen offers a good range of beech effect eye and base level units and drawers, ample preparation surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap and window above. There is an integrated Electrolux stainless steel oven and a four-ring electric hob with a stainless steel extractor unit over, space and plumbing for a fridge and washing machine. A separate cupboard houses the wall mounted boiler and provides further storage space.

#### Outside

The property is approached via a paved path to the front door through a small lawned frontage. To the rear of the property is a patio area adjacent to the sitting room and a further lawned area with mature shrub and floral borders, fenced boundaries.

#### 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 :** £2,240 per annum including buildings insurance

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

**Conservation Area:** London Road & St Peter's.

**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 our Clients are Aware of.

**Flooding issues in the last 5 years:** None our Clients are Aware of.

**Accessibility:** Lateral living, handrail installed over bath.

**Planning issues:** None our Clients are Aware of.









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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

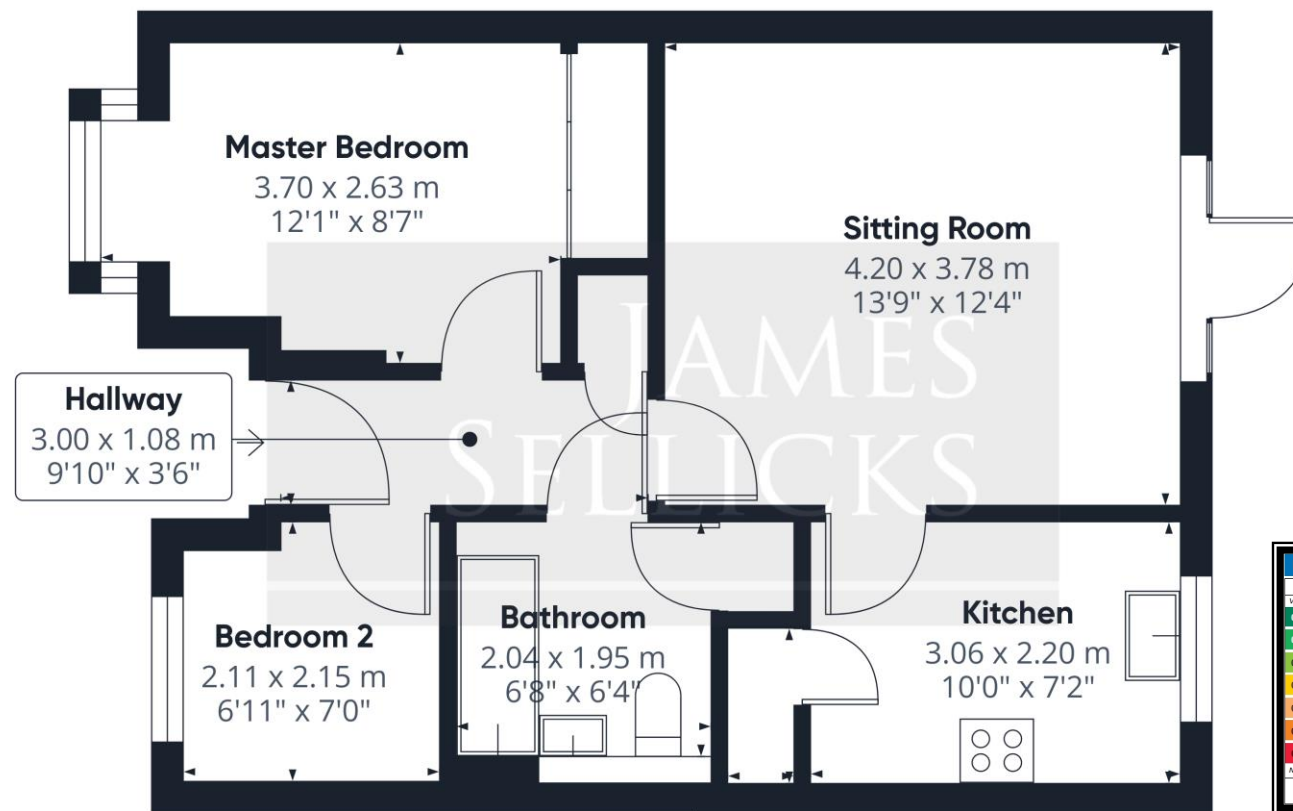
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#### Measures and Other Information

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.



Approximate total area<sup>1)</sup>

47.08 m<sup>2</sup>

506.75 ft<sup>2</sup>

