



**Wych Elm Road, Oadby, Leicester, LE2 4EF**

**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY**  
KNIGHT

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# Property Description

This spacious and well maintained mid-terrace house is located in a highly popular residential area close to the heart of Oadby town centre and offered to the market with no onward chain. Downstairs, the accommodation compromises of large open plan lounge/diner with access through to the kitchen, the cloakroom with WC and internal door into the garage. Upstairs, there is a sizable master bedroom with dressing area and ensuite shower room, a further 2 bedrooms and family bathroom. To the back is a mainly laid to lawn rear garden and to the front a driveway providing off road parking and garage.

The property lies close to the many facilities available within Oadby including an excellent range of shopping and supermarket amenities, schools, cafes, bars, restaurants, sporting and leisure opportunities.

The City of Leicester offers more comprehensive shopping and supermarket facilities, and has mainline rail services to London St Pancras International in just over an hour. For the commuter the M1 is accessible via the nearby Ring Road at Junction 21.







## Key Features

- No Upward Sales Chain
- Spacious Open Plan Lounge/Diner
- Downstairs cloakroom with WC
- Master Suite with Dressing Area and Ensuite Shower Room
- Two Further Bedrooms
- Popular Residential Location
- Off Road Parking and Integral Garage
- Gas Central Heating & UPVC Double Glazing

**£280,000**







### Approximate Gross Internal Area

70.6 sq. m. (759 sq. ft.)

Garage At 12.8 sq. m. (137 sq. ft.)

Total 83.4 sq. m. (896 sq. ft.)



#### Ground Floor

Floor Area 31.3 sq.m. (336 sq.ft.) approx

Garage 12.8 sq.m. (137 sq.ft.) approx

#### First Floor

Floor Area 39.3 sq.m. (423 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate  
Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority  
Oadby & Wigston

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Oadby (Sales) office on 0162 429922

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