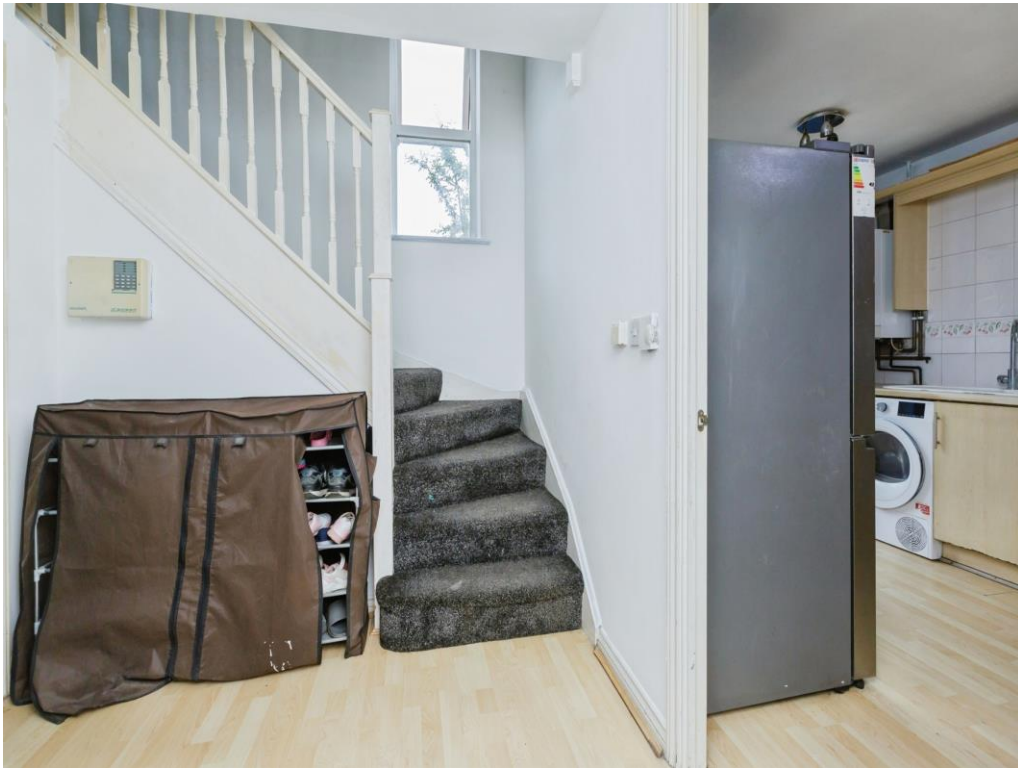




Connells

Oxon Way
Leicester



Property Description

Situated in the Hamilton area of Leicester and having good transport links via the A563 outer ring road, with links to the A47 and A46 for travel around and beyond Leicester.

There are frequent bus services which connect the area to the city centre and other parts of Leicester. Hamilton Tesco Extra serves as a major retail hub, offering groceries, pharmacy services and other essentials.

There are local schools nearby including Kestrel Mead Primary Academy and Hope Hamilton CofE Primary School, both within walking distance.

Residents have access to several GP practices and dental clinics. Leicester General Hospital is approximately 2 miles away.

Nearby gyms, community centres and leisure facilities are easily accessible. Hamilton has several local parks and Hamilton Park offers walking paths around the estates and offers safe outdoor space for families and dog walkers. Nearby gyms, community centres and leisure facilities are also easily accessible.

Entrance Hall

7' 3" x 9' 7" (2.21m x 2.92m)

Having stairs leading to the first floor and access to the kitchen

Ground Floor WC

2' 9" x 5' 5" (0.84m x 1.65m)

Having low level WC and wash hand basin

Lounge

12' 6" x 14' 6" (3.81m x 4.42m)

A comfortable sized living space having laminated floor and double glazed doors leading to the rear garden

Kitchen/Dining Room

9' x 12' 5" (2.74m x 3.78m)

Fitted with a range of wall and base units, integrated oven, hob and extractor fan and double glazed doors leading to the rear garden

First Floor Landing

Bedroom One

9' x 12' 6" (2.74m x 3.81m)

Having double glazed window and radiator

Bedroom Two

12' 5" x 7' 1" (3.78m x 2.16m)

Having double glazed window and radiator

Bedroom Three

7' 8" x 11' 3" (2.34m x 3.43m)

With double glazed window and radiator

Bathroom

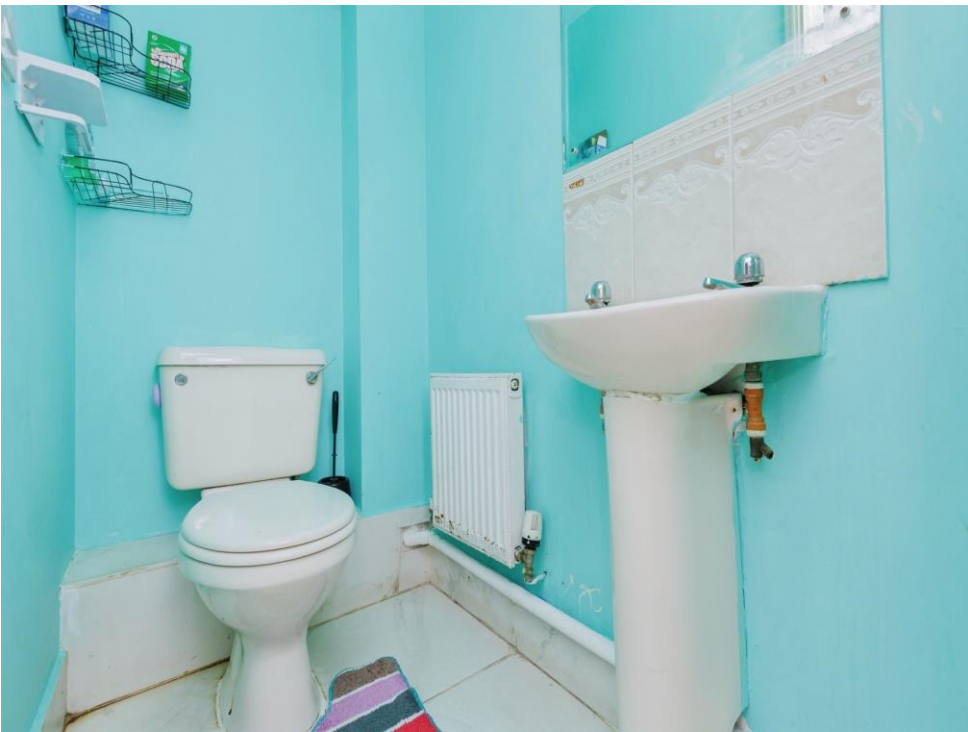
6' 5" x 5' 5" (1.96m x 1.65m)

Fitted with a three piece suite comprising panelled bath, low level WC and wash hand basin

Outside

To the front, there is a low maintenance lawned area with garage to the side. The rear garden has a lawned area which is enclosed with wooden panel fencing









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324582



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR324582 - 0004