



**Connells**

Brabazon Road  
Oadby Leicester



### Property Description

We are delighted to present for sale this three bedroom end terrace family home, brought to you exclusively by Connells. Situated in the sought after location of Oadby, we believe the property would be the ideal investment for a family. Contact us now to arrange an exclusive viewing tour!

### Entrance Hall

### Lounge

21' 9" x 11' 2" ( 6.63m x 3.40m )

### Dining Room

8' 8" x 8' 2" ( 2.64m x 2.49m )

### Kitchen/Breakfast Room

16' 7" x 7' 7" ( 5.05m x 2.31m )

### Utility

12' 2" x 9' 9" ( 3.71m x 2.97m )

## First Floor Landing

### Bedroom One

11' 4" x 9' 9" ( 3.45m x 2.97m )

### Bedroom Two

11' 2" x 9' 7" ( 3.40m x 2.92m )

### Bedroom Three

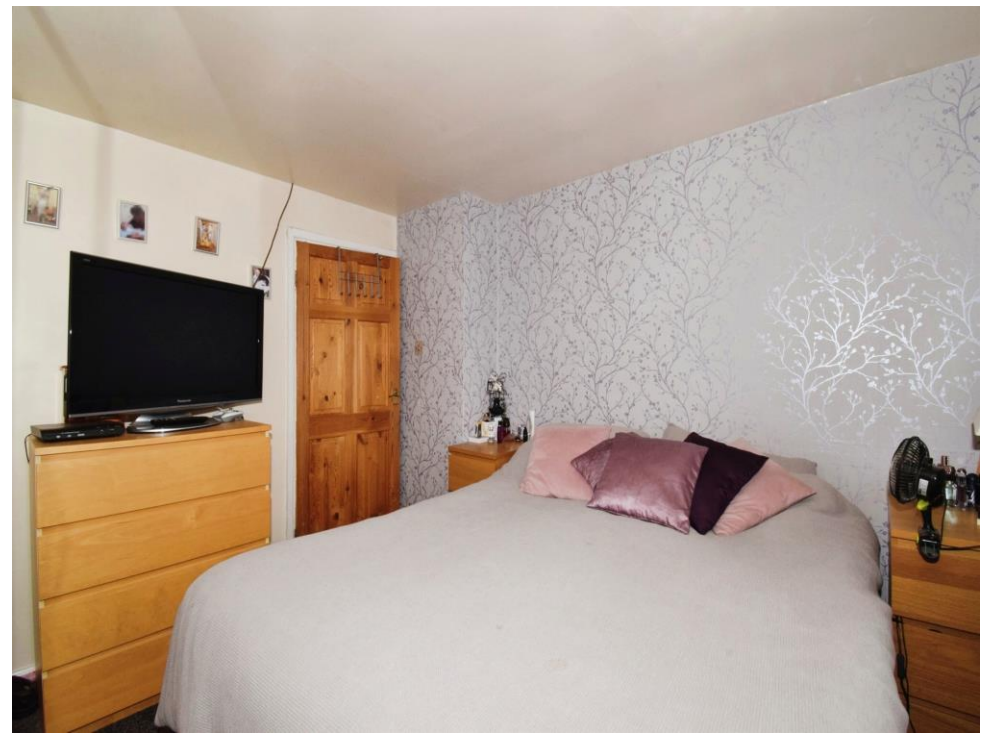
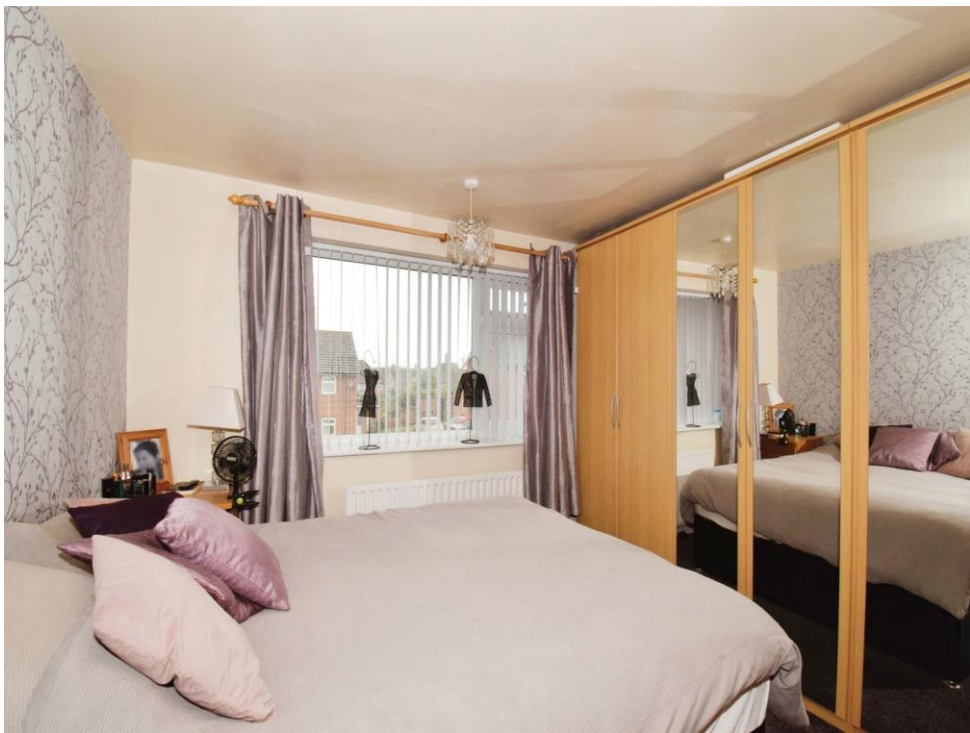
11' x 10' ( 3.35m x 3.05m )

### Bathroom

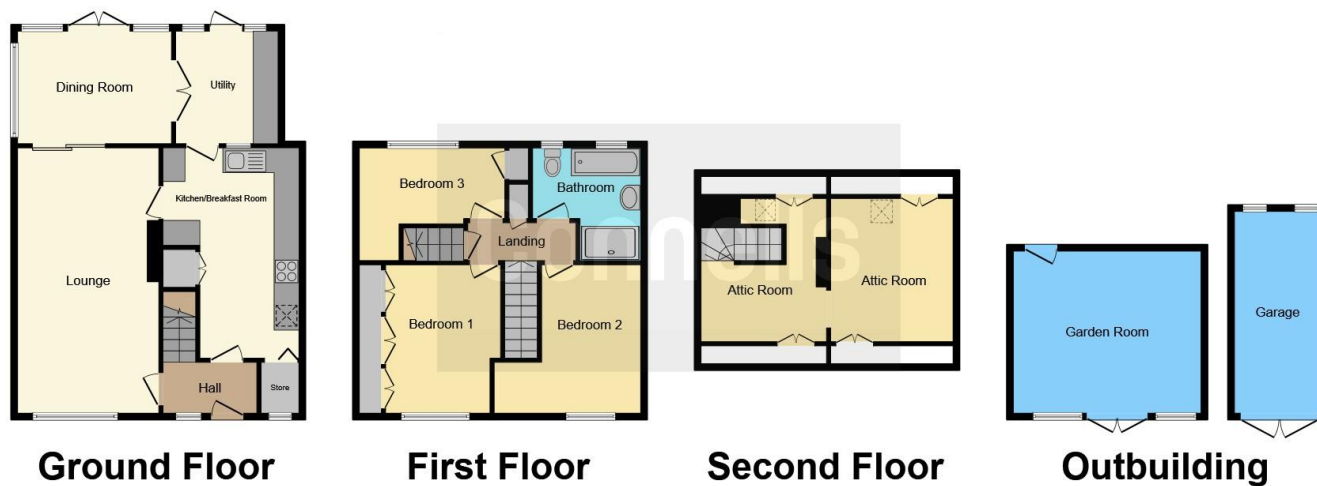
### Garden Room

14' 6" x 12' 7" ( 4.42m x 3.84m )









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/OBY310590](http://connells.co.uk/Property/OBY310590)**



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.

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Property Ref: OBY310590 - 0004