



Connells

Fairfield Road
Oadby Leicester

Fairfield Road Oadby Leicester LE2 4NF

for sale guide price
£160,000



Property Description

Tucked away at the end of a peaceful cul-de-sac, this well-proportioned one-bedroom detached bungalow offers stylish, low-maintenance living just a short walk from Oadby town centre.

Inside, the property features a bright and airy open-plan living, kitchen, and dining space with patio doors opening directly onto the private rear garden-ideal for relaxing or entertaining. The master bedroom is spacious and benefits from built-in wardrobes, while the bathroom is modern, well-finished, and filled with natural light, complete with excellent built-in storage.

Externally, the home continues to impress with a private, low-maintenance rear garden, a charming front garden, and off-road parking for added convenience.

Perfect for downsizers, professionals, or anyone seeking single-level living in a desirable location, this delightful bungalow combines practicality and privacy with the bonus of being just a five-minute walk from Oadby town centre and all its amenities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge/Dining Room/Kitchen

19' 4" x 13' 7" (5.89m x 4.14m)

Having UPVC window to the front, radiator, French doors onto the garden, television point and telephone point, wall and base units, worktops, gas hob, electric oven, extractor hood, stainless steel sink unit and boiler cupboard

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Fitted wardrobe, UPVC window to the rear, radiator, television point and loft access

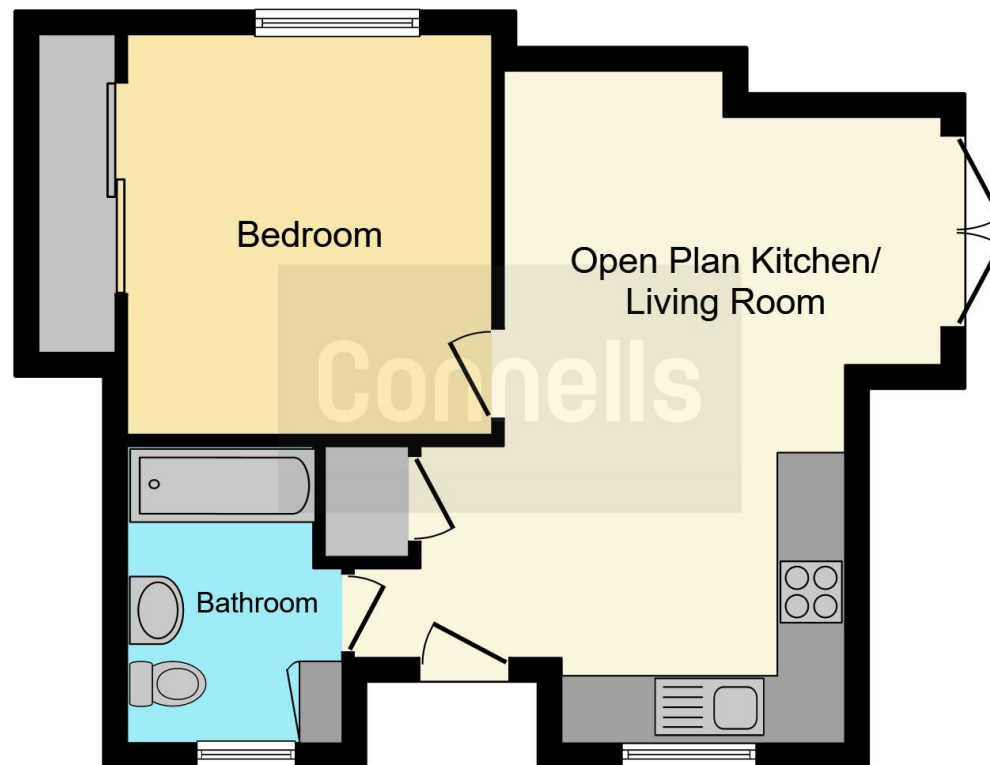
Bathroom

Having UPVC window to the front, storage cupboard, heated towel rail, bath with shower over, wash hand basin, vanity unit and extractor fan









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 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OBY311440



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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