

**Coombe Rise, Oadby Leicester LE2 5TX** 



# welcome to

# **Coombe Rise, Oadby Leicester**

GUIDE PRICE £290,000 - £310,000. A beautifully presented three bedroom semi-detached family home located in the popular location of Oadby, Leicester. We believe the property would be an ideal purchase for a family to enjoy due to the property's convenient residential location.













#### **Entrance Hall**

Having stairs rising to the first floor.

#### Lounge

13' 1" x 11' 1" ( 3.99m x 3.38m ) Featuring a fireplace with gas fire, radiator and double glazed window to the front.

#### **Dining Room**

 $9^{\prime}$  x  $8^{\prime}$   $\bar{1}^{\rm m}$  ( 2.74m x 2.46m ) There is a radiator and double glazed window to the rear.

## Kitchen

13' x 8' (3.96m x 2.44m) Fitted kitchen with Worcester boiler, radiator, double glazed window to the rear and door to the rear.

### **First Floor Landing**

#### **Bedroom One**

12' 1" x 11' 1" ( 3.68m x 3.38m ) There are fitted wardrobes, radiator and double glazed window to the rear.

## **Bedroom Two**

10' 11" x 10' 1" (  $3.33m\ x\ 3.07m$  ) Having a radiator and double glazed window to the front.

## **Bedroom Three**

 $8^{\prime}\,$  x 7  $^{\prime}\,$  ( 2.44m x 2.13m ) There is a radiator and double glazed window to the front.

## Bathroom

Fitted with a suite comprising of a bath, wash hand basin, WC, towel rail and double glazed window to the rear.

#### **Outside Front**

To the front of the property there is a driveway, steps leading to the front door and gated access to the rear.

#### **Rear Garden**

The fully enclosed rear garden has a patio area and lawn.





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# **Coombe Rise, Oadby Leicester**

- Beautifully presented semi-detached home ٠
- Three spacious bedrooms
- Single garage with driveway
- Large Rear Garden
- Ideal residential location

Tenure: Freehold EPC Rating: C

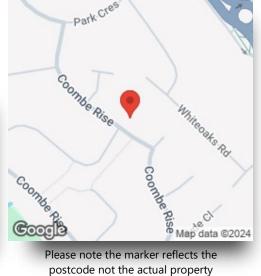
# guide price £290,000





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Please note the marker reflects the postcode not the actual property



Property Ref: OAD107893 - 0005 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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