



**Spencer Street, Oadby Leicester LE2 4DQ**

**welcome to**

**Spencer Street, Oadby Leicester**

A charming Victorian terraced property in the heart of Oadby, offering two reception rooms, kitchen, bathroom and good-sized rear garden. Ideal for first-time buyers or investors.



**Lounge**

13' 3" x 11' 4" ( 4.04m x 3.45m )

Featuring a fireplace, radiator and bay window to the front.

**Dining Room**

11' 8" x 11' 3" ( 3.56m x 3.43m )

There is a storage cupboard, radiator and window.

**Kitchen**

9' 10" x 5' 10" ( 3.00m x 1.78m )

Having fitted wall and base units, integrated oven & hob and window.

**Bathroom**

Fitted with a bath, wash hand basin, WC, towel rail and window.

**First Floor Landing****Bedroom One**

11' 5" x 11' 3" ( 3.48m x 3.43m )

There is a radiator and window.

**Bedroom Two**

11' 7" x 11' 4" ( 3.53m x 3.45m )

Having a storage cupboard, radiator, window and access to:

**Bedroom Three**

9' 9" x 6' ( 2.97m x 1.83m )

There is a radiator and window.

**Outside Front**

To the front of the property there is a small lawn.

**Rear Yard**

Being paved.



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## **Spencer Street, Oadby Leicester**

- Two Receptions
- Fitted Kitchen
- Three Bedrooms
- Front and Rear Garden
- Convenient Location

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAD108223 - 0002

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