









welcome to

Fairstone Hill, Oadby Leicester

A detached house in Oadby. Fitted kitchen, central heating, double glazing, off-road parking, large rear garden, and double garage. OFFERS INVITED.













Lounge

29' 10" x 11' (9.09m x 3.35m)

Central heating and double glazed window towards the back and front of the property.

Dining Room

12' 9" x 9' 5" (3.89m x 2.87m)
Patio door leading into the garden.

Kitchen

13' 8" x 9' (4.17m x 2.74m)

Central heating, double glazed back door and window. Fitted kitchen with integrated gas hob and oven.

Downstairs Shower Room

W/c, sink and shower area.

Bedroom One

21' 8" x 11' 5" (6.60m x 3.48m)

Central heating and double glazed window towards the rear of the property.

Bedroom Two

18' 9" x 6' 10" (5.71m x 2.08m)

Central heating, double glazed window to the rear of the property and fitted wardrobe. Bedroom 2 also has a separate w/c and sink.

Bedroom Three

11' 6" x 7' 5" (3.51m x 2.26m)

Central heating and double glazed window to the front of the property.

Bathroom

Central heating, double glazed window, w/c, sink and bathtub

Outside Front

Driveway for off road parking.

Rear Garden

Large rear garden, double garage, grass and fencing.





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Fairstone Hill, Oadby Leicester

- Three spacious bedrooms
- Fitted kitchen with integrated gas hob oven
- Large rear garden
- Double garage
- Off-road parking with front driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD108374



Property Ref: OAD108374 - 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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