



Coombe Rise, Oadby Leicester LE2 5TU

welcome to

Coombe Rise, Oadby Leicester

Accommodation comprises entrance hallway, through lounge diner, kitchen, shower room, off the first floor landing there are three bedrooms and family bathroom, to the front is driveway and car port, rear courtyard garden. We feel offers will be coming in so book in now for your viewing.



Entrance Hall

Ceiling lighting, power points, radiator and stairs to the first floor landing.

Through Lounge Diner

10' x 25' (3.05m x 7.62m)

Double glazed window to front, two radiators, power points and TV point.

Kitchen

10' 1" x 15' 11" (3.07m x 4.85m)

Base and eye level cupboards, roll edge worktops, tiled splashbacks, power points to base level, five ring gas hob with extractor, double oven and tiled flooring.

Shower Room

Double shower cubicle, low level WC, wash hand basin, tiled walls and flooring, frosted double glazed window and ceiling lighting.

First Floor Landing

Ceiling light and loft access.

Bedroom

7' x 8' 1" (2.13m x 2.46m)

Double glazed window, radiator, ceiling light, power points and wood effect flooring.

Bedroom

10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window, radiator, ceiling light, power points and wood effect flooring.

Bedroom

9' 1" x 11' (2.77m x 3.35m)

Double glazed window, radiator, ceiling light, power points, wood effect flooring and fitted wardrobes.

Bathroom

5' 11" x 6' 11" (1.80m x 2.11m)

Frosted double glazed window, radiator, ceiling lighting, part tiled walls, corner panelled bath with shower over, low level WC and wash hand basin.

Outside Front

There is a driveway for several vehicles and carport.

Rear Garden

view this property online williamhbrown.co.uk/Property/OAD108417



welcome to

Coombe Rise, Oadby Leicester

- Entrance Hall
- Lounge Diner, Kitchen & Shower Room
- Three bedrooms & Bathroom
- Driveway & Car Port
- OFFERS INVITED

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

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD108417



Property Ref:
OAD108417 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk