



Guide Price £300,000

Oxted Rise, Oadby, Leicester, LE2 5WG

- Semi-Detached Property
- Lounge & Dining Room
- Fitted Kitchen
- Off Road Parking & Garage
- Early Viewing Advised
- Oadby Location Overlooking Fields
- Ground Floor W/C
- Three Good Sized Bedrooms & Bathroom
- Side & Rear Gardens
- EPC E / Council Tax C / Freehold



£300,000 - £325,000. A SEMI-DETACHED FAMILY HOME situated at the end of a cul-de-sac in the highly sought after city suburb of OADBY in a quiet cul-de-sac location, well served for renowned local schooling, countryside walks on the doorstep and an array of everyday amenities and services can be found locally. The property briefly comprises, entrance hall, spacious sitting room, dining room, fitted kitchen and downstairs w/c. Upstairs has three family bedrooms, a bathroom with a separate shower cubicle. Having DG, GCH, EPC E, single garage, driveway with off road parking and well maintained side & rear gardens being a particular feature of the property. EARLY VIEWING ADVISED



LOUNGE

19'9" x 11'11" (6.04 x 3.65)

A light and airy lounge with gas fire and stone effect surround and hearth. Radiator. Double glazed window to front aspect and sliding UPVC door leading to garden:



ENTRANCE HALL

9'11" x 4'6" (3.04 x 1.39)

Accessed via a UPVC composite front door, radiator, doors leading to:

GROUND FLOOR W/C

W/C & wash hand basin:



ASPECT TWO



DINING ROOM
16'4" x 7'11" (4.98 x 2.42)

Radiator, cupboard housing utilities, double glazed window to side aspect overlooking side lawned garden:



BEDROOM ONE
12'2" x 10'1" (3.72 x 3.08)

Radiator, fitted wardrobes and separate storage cupboard. Double glazed window to front elevation:



KITCHEN
13'5" x 8'0" (4.10 x 2.45)

Wooden kitchen with marble effect worktops oven. Electric fan oven with gas ring hob. Space provided for under counter fridge, freezer, washing machine and dishwasher. Tiled flooring and splashbacks. Double glazed window to rear aspect and door leading to garden:

LANDING
Useful airing cupboard:



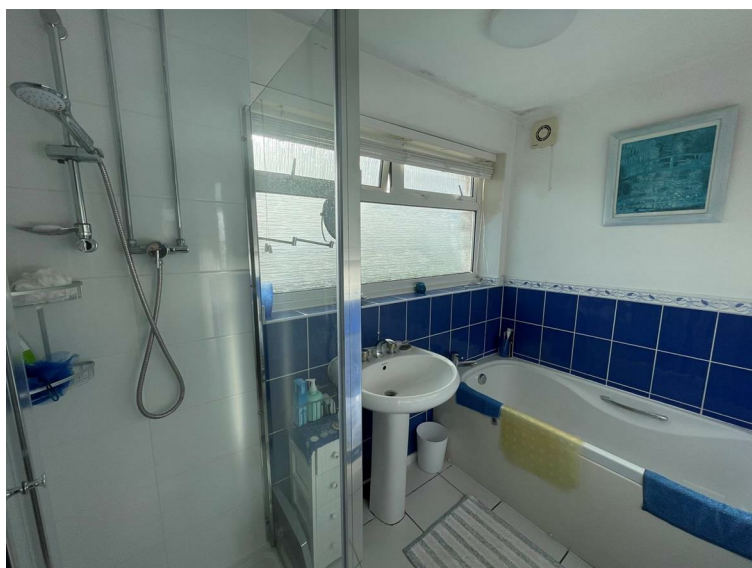
BEDROOM TWO
8'6" x 11'6" (2.60 x 3.52)

Double glazed window to front elevation, radiator and storage cupboard:



BEDROOM THREE
8'8" x 7'6" (2.65 x 2.31)

Radiator and double glazed window to rear elevation. 'Worcester' gas boiler in fitted cupboard:



BATHROOM
5'4" x 8'3" (1.64 x 2.54)

Bathroom suite with tiled flooring and splash backs. Bath with separate shower cubicle and mixer shower. Double glazed window to rear elevation:

OUTSIDE

The property boasts attractive wrap around gardens. To the side there is a lawned area (side access to garage) and to the rear there is a landscaped low maintenance area with a gate leading to fields walks. To the front there is driveway and single garage:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on

Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

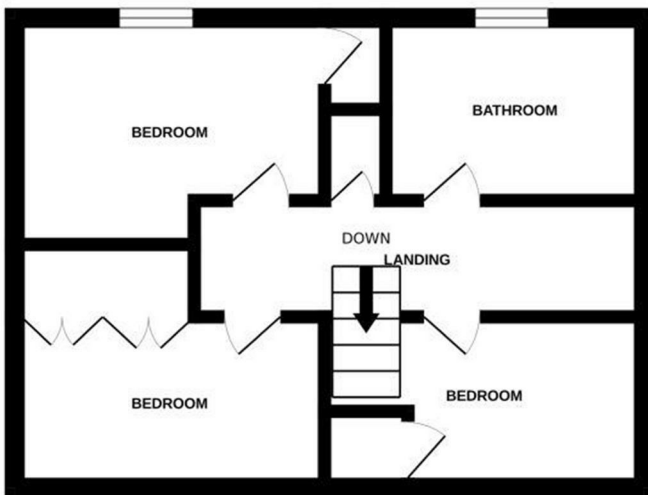
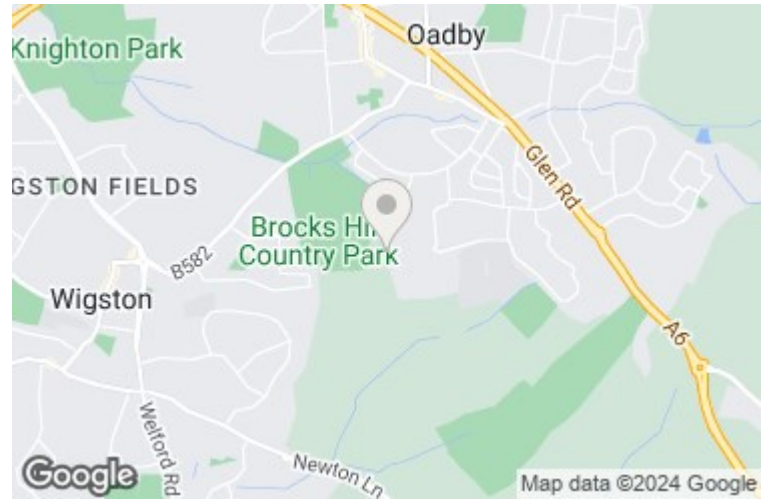
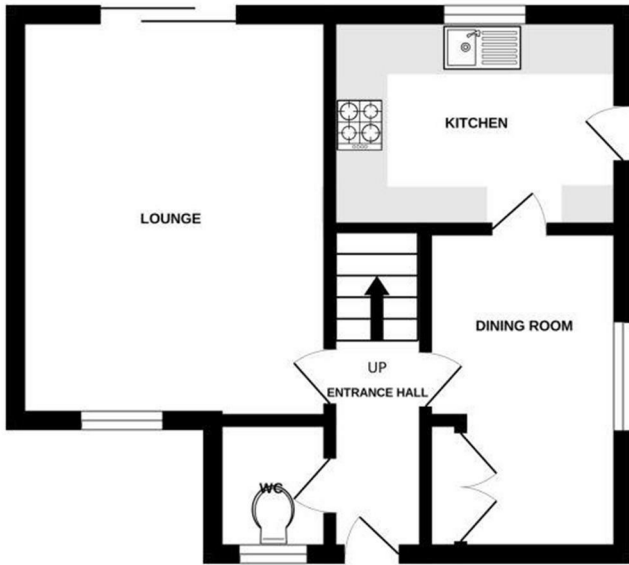
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
50	79
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales EU Directive 2002/91/EC	

Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

