SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Guide Price £475,000

Oadby Court, Leicester Road, Oadby, Leicester, LE2 5GE

- Extended Art Deco 1930's Semi-Detached Property
- Entrance Hall & Ground Floor W/C
- Extended Kitchen
- Three Double Bedrooms (One En Suite Shower)
- Freehold / EPC D / Council Tax C
- Oadby Conservation Area & Close To Local Facilities
- Lounge & Dining Room
- Utility & Study
- Family Bathroom
- Well Maintained Garden & Ample Off Road Parking

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A UNIQUE OPPORTUNITY to purchase an Extended 1930's Art Deco Semi-Detached property situated within the Oadby Court Conservation area, being superbly situated for the local facilities on offer within Oadby Town Centre, well renowned local schooling and excellent transport and commuter links. The property briefly comprises, large entrance hall, ground floor w/c, dining room, lounge, fitted kitchen, utility & office. Upstairs has three good sized bedrooms (en suite shower to principle bedroom and balcony. Family bathroom with bath and separate shower. Boasting an attractive well maintained rear garden with elevated decked area. To front a large driveway with off road parking for multiple vehicles. Early Viewing Advised to appreciate the property on offer. EPC D. Council Tax C. Freehold Property.

ENTRANCE HALLWAY
Wooden flooring, radiator, alarm, stairs rising to first floor:

W/C
Window to front aspect, partially tiled walls, wash hand basin and w/c:

UTILITY ROOM
8'0" x 6'4" (2.45 x 1.95)
Fitted units with worktops over, sink / drainer. Space provided for appliances. Wall mounted 'Worcester' boiler:

OFFICE
8'0" x 8'0" (2.45 x 2.44)
Converted from original garage, radiator and double glazed window to front aspect:

DINING ROOM
10'10" x 9'6" (3.31 x 2.90)
Original wooden floor, wall lights, radiator, bi-fold wooden doors connecting to lounge and double glazed window to front aspect:

LOUNGE
14'6" x 18'4" (4.42 x 5.60)
Wooden flooring, log burner with hearth and decorative surround, wall lights, radiator and UPVC double doors leading to raiseddecked area and garden:

KITCHEN / DINER
11'11" x 20'7" (3.65 x 6.28)
Gloss finish extended kitchen with marble worktops over, inset sink / drainer, electric 'Range Style' cooker and stainless steel extractor hood, integrated dishwasher, space for undercounter fridge. Vertical panel radiator. Double glazed window overlooking rear garden. UPVC door to side providing access and outdoor store:

LANDING
Double glazed window to side elevation. Air circulation unit:

BEDROOM ONE
16'7" x 15'8" (5.08 x 4.79)
Radiator, double glazed window to rear elevation:

TERRACE
Accessed via bedroom one, space for seating providing views of rear gardens and surrounding landscape:

EN SUITE
Fully tiled suite, shower cubicle with electric shower, chrome finish towel rail, w/c and wash hand basin. Double glazed window to side elevation:

BEDROOM TWO
14'9" x 10'10" (4.52 x 3.31)
Radiator, full length fitted wardrobes, double glazed window to rear elevation:

BEDROOM THREE
12'11" x 9'10" (3.96 x 3.00)
Radiator, fitted cupboard and double glazed window to front elevation:

FAMILY BATHROOM
Modern bathroom suite with ample fitted units, w/c, basin, bath, separate shower, chrome towel rail, airing cupboard and double glazed windows to front and side elevation:

OUTSIDE
The property benefits from a well maintained rear garden with established lawn and boarders. Patio area with space for additional seating and storage. Raised decking area accessed from lounge or garden providing a variety of uses. To the front of the property there is block paved / tarmac driveway providing ample parking for multiple vehicles.

FREE APPRAISAL
Thinking of selling? We would be delighted to provide you with a free market appraisal 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

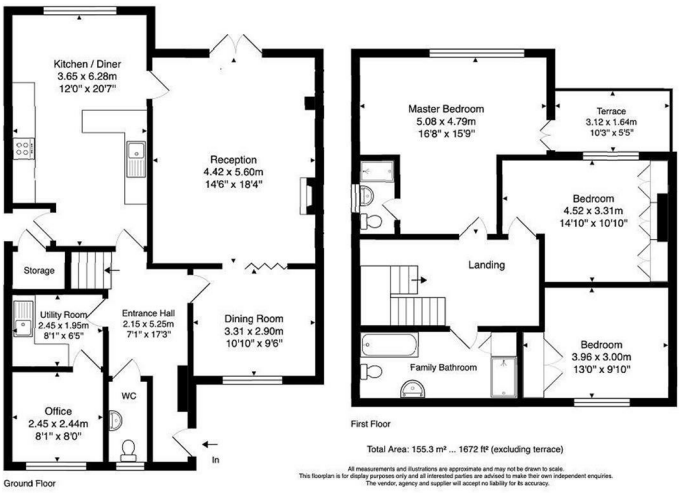
works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

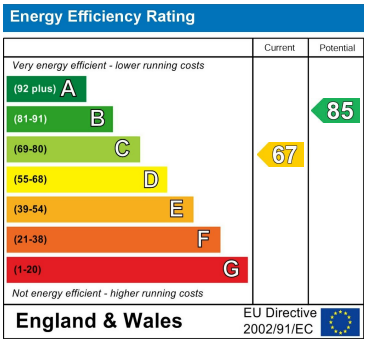
Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

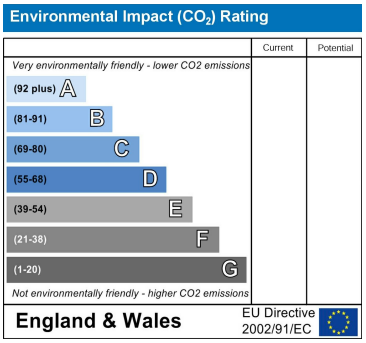
MONEY LAUNDERING
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required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







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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

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