



Offers Around £310,000

Primrose Hill, Oadby, Leicester, LE2 5JA

- Three Bedroom Semi-Detached Property
- Kitchen
- Scope to Extend, subject to planning permission
- No Chain
- EPC Rating D
- Two Reception Rooms
- Shower Room
- Wide Rear Garden
- Cul-De-Sac location
- Freehold / Council Tax Band C



A fabulous opportunity to purchase a spacious semi detached house in a sought after quiet cul-de-sac location which requires refurbishment.

Primrose Hill is located in the heart of OADBY with its popular schools and shopping facilities.

The property would make an ideal family home and benefits from having a wide rear garden.

CALL BARKERS NOW ON 0116 2709394 TO VIEW



FRONT ENTRANCE

Front door leading into, double glazed window to side elevation, radiator, built in cupboard.



LOUNGE

11'4" x 11'5" (3.47 x 3.48)

Gas fire, radiator, double glazed bay window to front elevation.



DINING ROOM

11'4" x 13'4" (3.47 x 4.08)

Gas fireplace with surround, set of double glazed doors and windows rear elevation, radiator.



KITCHEN

8'8" x 13'10" (2.66 x 4.24)

Fitted Units, freestanding gas hob, sink with drainer, plumbing for W/M, radiator, space for F/F, double glazed box bay window to rear elevation. Double glazed frosted door and window to side elevation.

UPSTAIRS LANDING

Double glazed window to side elevation, access to loft.



BEDROOM ONE

11'5" x 11'11" (3.48 x 3.64)

Fitted wardrobes, radiator, double glazed bay window to front elevation.



BEDROOM THREE

6'5" x 8'9" (1.96 x 2.68)

Double glazed window to rear elevation, radiator.



BEDROOM TWO

11'5" x 12'5" (3.48 x 3.80)

Fitted wardrobes, radiator, double glazed window to rear elevation.



SHOWER ROOM

Shower cubicle with sliding door and 'Mira' electric shower, pedestal wash hand basin, low level W/C, radiator, Double glazed window to front elevation.



OUTSIDE

Outhouse housing 'Baxi' Solo Boiler, Patio area, mainly laid to lawn, Side gate access, water tap.



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.

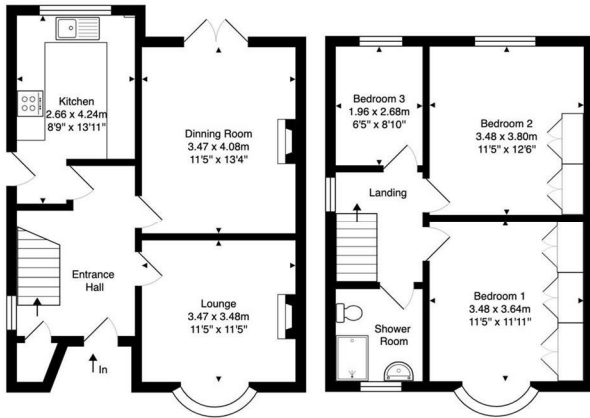
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

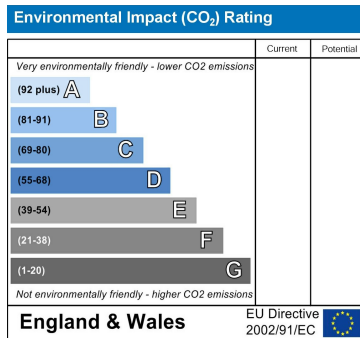
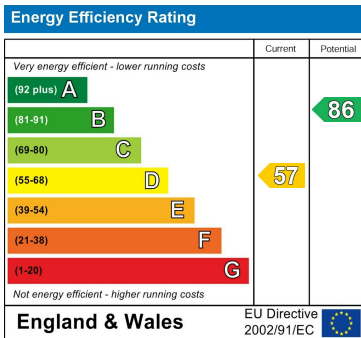
Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



Total Area: 91.4 m² ... 984 ft²
 All measurements and illustrations are approximate and may not be drawn to scale.
 This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
 The vendor, agency and supplier will accept no liability for its accuracy.



Barkers

Est.1985

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

