



## Asking Price £275,000

**Seagrave Drive, Oadby, Leicester, LE2 5GH**

- Semi-Detached Bungalow
- Lounge
- Bathroom
- Low Maintenance Garden to Rear
- EPC Rating D
- Two Double Bedrooms
- Kitchen
- Garage & Off Road Parking
- Council Tax Band C
- Chain Free



A fantastic opportunity to purchase this SPACIOUS TWO DOUBLE BEDROOM BUNGALOW, located in this VERY SOUGHT AFTER RESIDENTIAL STREET in Seagrave Drive which is ideally situated to all the local amenities and walking distance to OADBY PARADE with its array of shops and eateries.

The property briefly comprises two double bedrooms, spacious lounge, kitchen and shower room.

There is a low maintenance garden to the rear and a garage with its own driveway and off street parking to the front of the bungalow.

Chain Free

Call BARKERS now on 0116 2709394 to view

### **PORCH**

Double glazed door to side elevation



### **ENTRANCE HALL**

**12'7" x 4'5" (3.857 x 1.357)**

frosted glazed door giving access to entrance hallway with a built in cupboard, access to loft, radiator.



### **LOUNGE**

**14'8" x 12'5" (4.486 x 3.798)**

Feature fireplace, two radiators, coving, double glazed bay window to front, double glazed window to side



### **OTHER ASPECT**



**KITCHEN**  
**10'1" x 8'6" (3.078 x 2.616)**

Range of fitted units with worktops, built in four ring gas hob with oven below and extractor above, part tiled walls, sink with drainer, space for fridge freezer, radiator, tiled floor, double glazed window to side elevation, door to rear aspect



**SHOWER ROOM**  
**7'10" x 5'11" (2.395 x 1.820)**

Walk in shower with electric shower, pedestal sink, low level W/C, part tiled walls, radiator, frosted double glazed window to rear aspect. built in cupboard housing a radiator and providing storage.



**OTHER ASPECT**



**OTHER ASPECT**



**BEDROOM ONE**

**12'4" x 9'6" (3.772 x 2.915)**

Fitted wardrobe with sliding doors, double glazed window to front aspect



**BEDROOM TWO**

**10'8" x 8'11" (3.276 x 2.721)**

Radiator, double glazed window to rear aspect



**OTHER ASPECT**



**OUTSIDE**

Outhouse housing the boiler, and plumbing for washing machine and storage, low maintenance rear garden, outside water tap, side gate leading to garage (which may contain asbestos) and driveway.



**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.

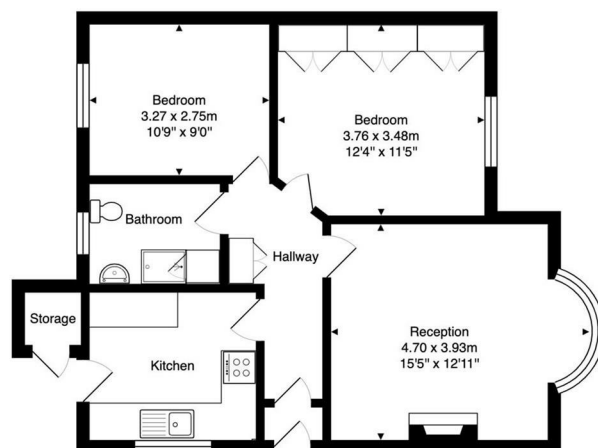
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

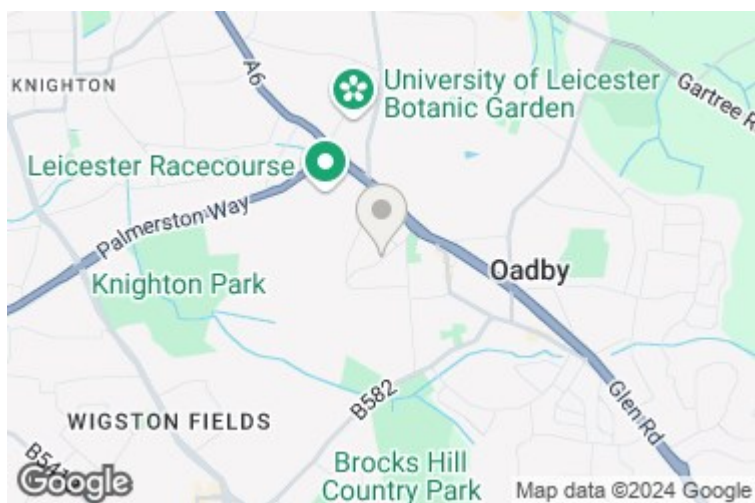
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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

