



## Offers Over £400,000

### Severn Road, Oadby, Leicester, LE2 4FU

- Four Bedroom Semi Detached Property
- Downstairs W/C
- Study
- No Chain
- EPC Rating D Council Tax Band D
- Dressing Room
- Lounge
- Kitchen/Diner
- Integral Garage
- Freehold





An EXTENDED FOUR BEDROOM semi-detached property located in a popular location in OADBY, close to the local schools, supermarkets and transport links.

Offered for sale with NO UPPER CHAIN the property briefly comprises an entrance hallway downstairs W/C, lounge, study, dining room, kitchen.

Upstairs there are FOUR BEDROOMS with an additional dressing room to the PRINCIPLE BEDROOM and a family bathroom.

There is a GOOD SIZE rear garden with patio area..

To the front there is OFF ROAD PARKING leading to an integral GARAGE and a LAWNED AREA.

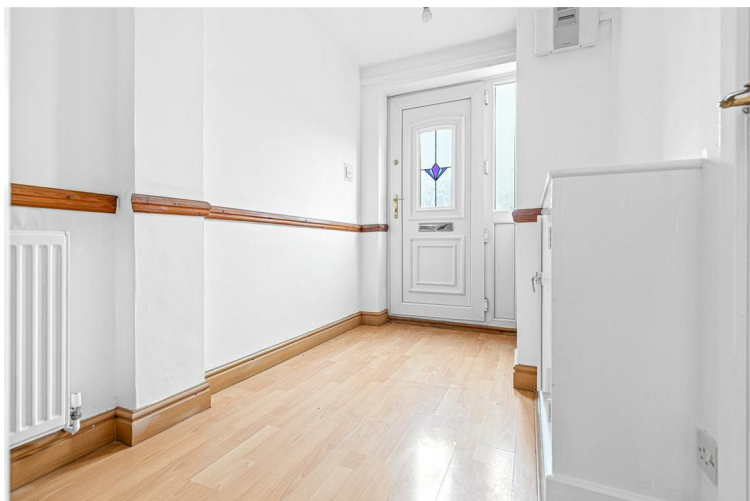
VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



#### LOUNGE

**19'2" x 14'1" (5.85 x 4.31)**

Gas fireplace, coving, skirting, two radiators, double glazed window to front aspect.

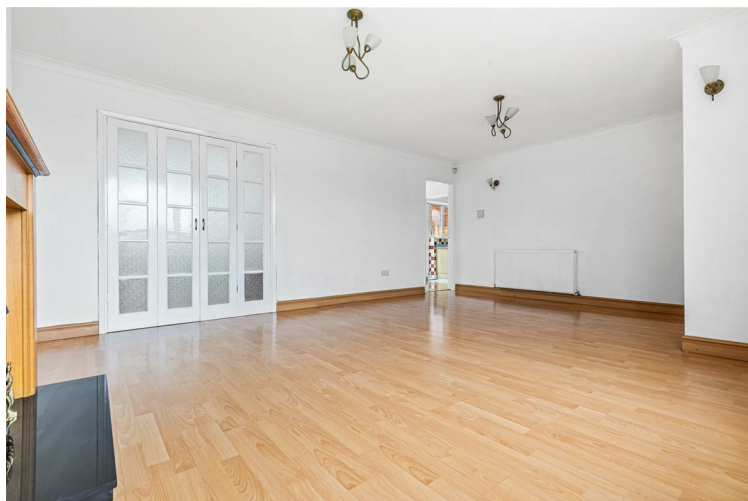


#### ENTRANCE HALLWAY

Built in storage cupboard, low level meter cupboard, radiator, skirting, double glazed door and window to the front aspect

#### DOWNSTAIRS W/C

Pedestal corner wash hand basin, low level W/C, radiator, frosted double glazed window to side aspect.



#### OTHER ASPECT



**STUDY**  
**10'1" x 7'4" (3.09 x 2.25)**

Serving hatch into dining room, radiator, fitted units and worktops, double glazed window to rear aspect.



**KITCHEN AREA**  
**10'9" x 7'1" (3.29 x 2.18)**

Fitted units with worktops and tiled splash backs, sink with drainer, built in four ring gas hob with extractor above, built in oven, tiled floor, double glazed window and door to rear aspect and integral door to the garage

**LANDING**

Built in cupboard, access to loft, radiator.



**DINING AREA**  
**10'1" x 7'4" (3.08 x 2.24)**

'Worcester' boiler attached to wall, serving hatch into study, built in cupboard, double glazed window to rear aspect.



**BEDROOM ONE**  
**11'3" x 10'9" (3.43 x 3.28)**

Radiator, double glazed window to front aspect, door leading into





**DRESSING ROOM**

**10'9" x 7'5" (3.28 x 2.28)**

Radiator, double glazed window to rear aspect.



**BEDROOM THREE**

**12'9" x 10'2" (3.90 x 3.11)**

Two built in cupboards, radiator, double glazed window to front aspect.



**BEDROOM TWO**

**11'6" x 9'6" (3.53 x 2.90)**

Fitted wardrobes and built in desk with shelving, radiator, double glazed window to front aspect.

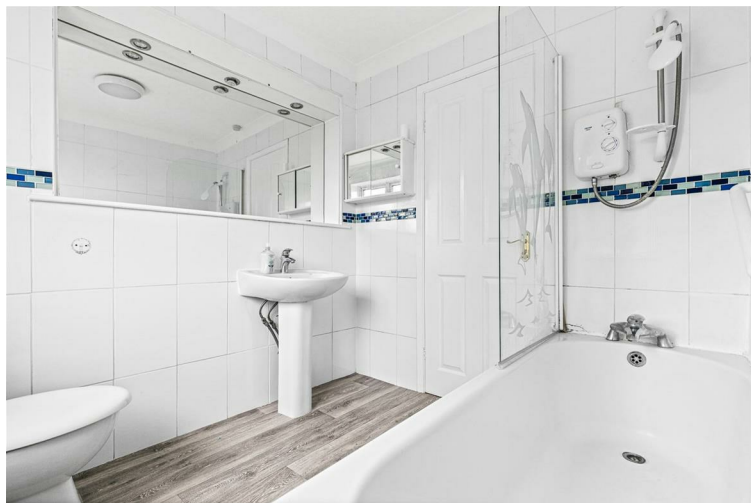


**BEDROOM FOUR**

**9'3" x 8'5" (2.82 x 2.58)**

Built in cupboard, radiator, double glazed window to rear elevation.





### BATHROOM

**7'4" x 6'10" (2.24 x 2.10)**

Bath with electric shower, low level W/C, pedestal wash hand basin, tiled walls, radiator, double glazed frosted window to rear aspect, mirror with down lights



### OUTSIDE

Paved area, and lawned area with trees and shrubs, water tap, power point.

To the front of the property is off street parking, access to the garage and a lawned area.

### INTEGRAL GARAGE

**19'5" x 10'10" (5.94 x 3.32)**

Up and over door to front aspect, plumbing for W/M, power point, built in under stairs cupboard.



### 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.

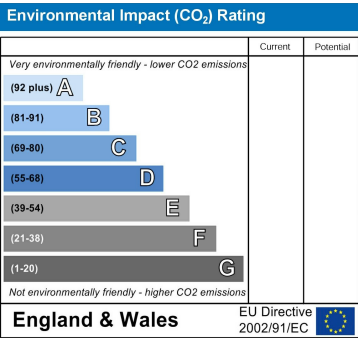
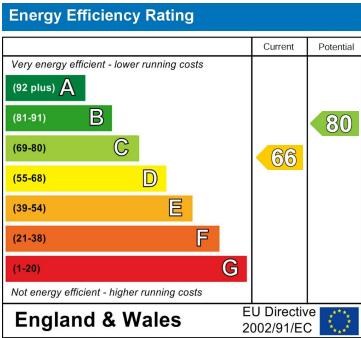
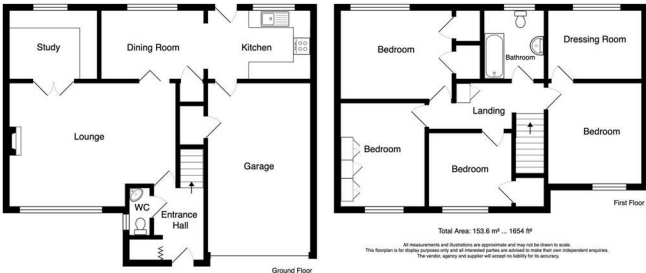
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





# 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

