



£325,000

Parkland Drive, Oadby, Leicester, LE2 4DH

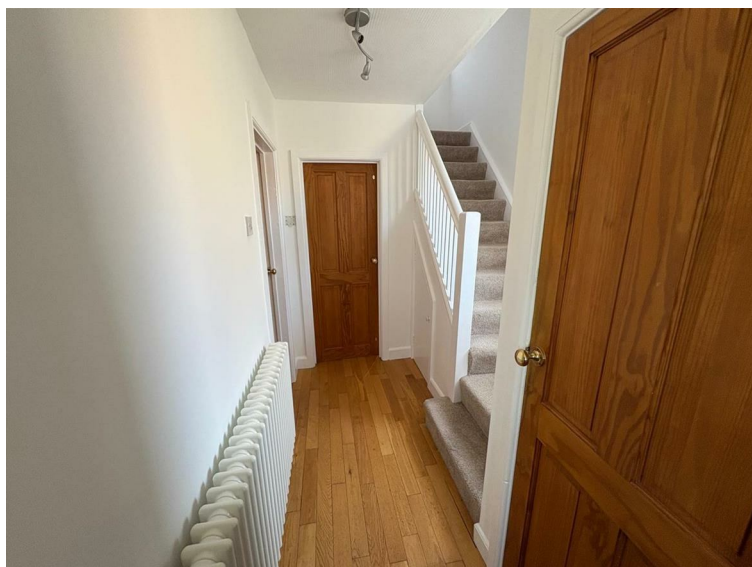
- Semi Detached Property
- Close To Town Centre
- Through Lounge
- Three Bedrooms
- Good Sized Rear Garden
- Oadby Location
- Entrance Hall / Ground Floor W/C
- Fitted Kitchen
- Bathroom Suite
- Freehold / EPC D / Council Tax B



We are pleased to offer a SEMI DETACHED property situated on a quiet non-through road in OADBY providing excellent access to the popular OADBY PARADE, local supermarkets and renowned local schooling.

The property internally comprises entrance hall, ground floor w/c, through lounge, fitted kitchen with integrated appliances, stairs to three bedrooms and a bathroom suite. The property boasts a good sized established rear garden and driveway to the front.

EARLY VIEWING ADVISED. CALL BARKERS ON 0116 2703994.



ENTRANCE HALL

Access via UPVC door, radiator, stairs to first floor. Double glazed window to side aspect:

GROUND FLOOR W/C

Wooden flooring, w/c and wash hand basin:

THROUGH LOUNGE / DINING ROOM

23'11" into bay x 11'11" (7.29 into bay x 3.65)

Gas fireplace, two radiators. Double glazed bay window to front aspect and French doors leading to rear garden;

KITCHEN

12'5" x 7'0" (3.81 x 2.14)

Wooden fitted kitchen with worktops over. Inset sink / drainer, integrated dish washer, fridge, freezer and washing machine. Electric fan oven and hob. Wooden flooring, ceiling spotlights, Worcester Gas boiler and double glazed window to rear aspect. UPVC door leading to side lean-to:

LANDING

Loft access with pull down ladder. Double glazed window to side elevation:

BEDROOM ONE

10'11" x 9'10" (3.33 x 3.02)

Fitted wardrobes, radiator and double glazed window to front elevation:

BEDROOM TWO

12'6" x 9'10" (3.82 x 3.00)

Fitted wardrobes, radiator and double glazed window to rear elevation:

BEDROOM THREE

7'7" x 7'0" (2.31m x 2.13m)

Radiator and double glazed window to front elevation:

BATHROOM

7'3" x 7'1" (2.23 x 2.18)

Tiled flooring and splash backs, bath with mixer shower over, w/c and pedestal sink. Airing cupboard housing water tank. Chrome towel rail and double glazed window to rear elevation:

OUTSIDE

The property boasts a good sized rear garden with elevated patio and steps leading to lawn area with established borders. Useful wooden shed and side access. To the front of the property there is a lawned area and driveway:

DISCLAIMER

The property has had a claim for subsidence in 2021, which has been satisfied, for more details please ask the office.

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.

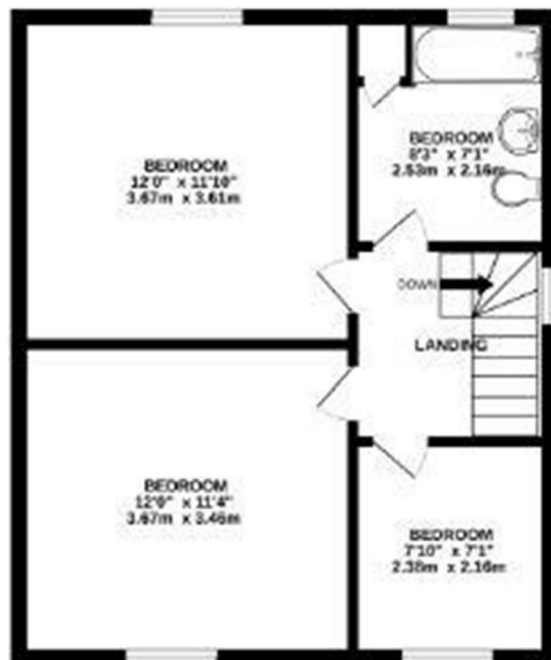
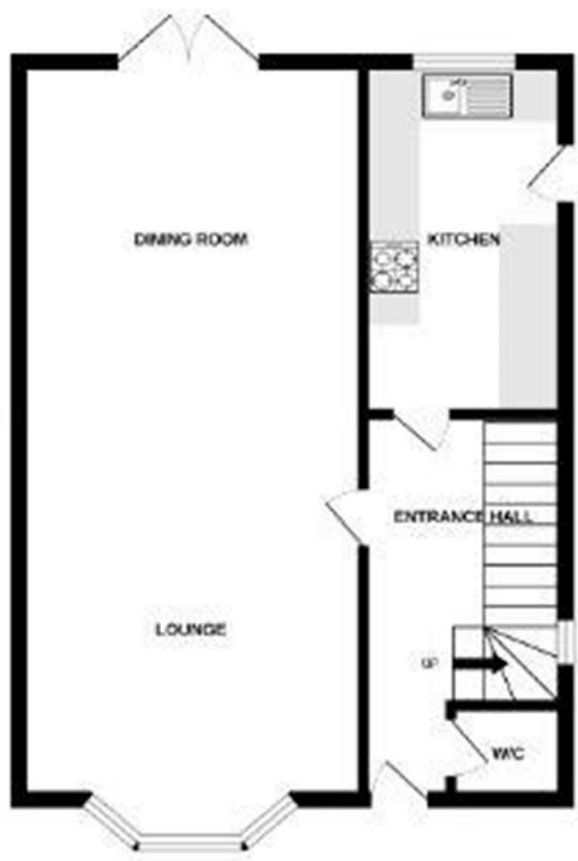
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

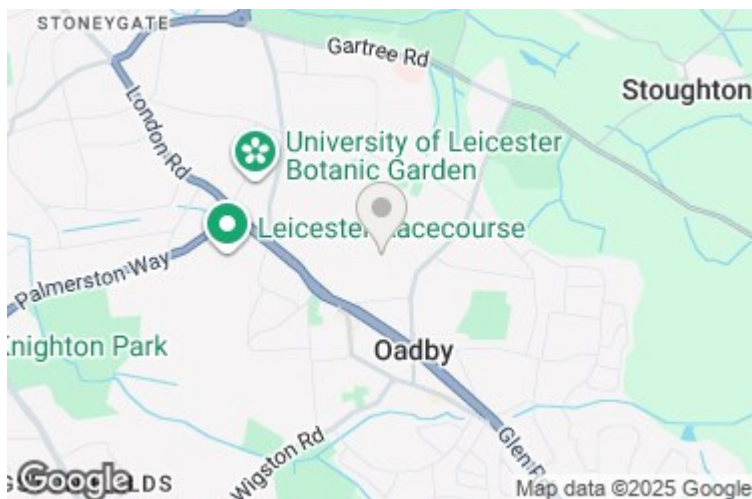
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	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		
England & Wales		EU Directive 2002/91/EC



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

