



Guide Price £325,000

Tollgate Close, Oadby, Leicester, LE2 4TZ

- Semi Detached Property
- Entrance Hall & Lounge
- Three Bedrooms
- Driveway & Detached Garage
- Freehold / Council Tax C / EPC B
- Oadby Location
- Kitchen / Diner
- Ensuite Shower Room & Family Bathroom
- Rear Garden
- No Upward Chain



GUIDE PRICE £325,000 - £350,000

BARKERS are proud to offer a SEMI-DETACHED property built by BLOOR HOMES in the Cottage Farm Estate in OADBY providing excellent access to the Oadby Town Centre, renowned local schooling and the A6.

The accommodation comprises entrance hall, reception room, FULLY FITTED KITCHEN/DINER with integrated fridge/freezer, dishwasher, oven and gas hob, ground floor w/c, stairs leading to THREE BEDROOMS (PRINCIPLE EN-SUITE SHOWER ROOM) and FAMILY BATHROOM. To the rear of the property there is a LAWNED GARDEN. With a DRIVEWAY and DETACHED GARAGE.

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS PROPERTY.

OFFERED WITH NO UPWARD CHAIN

ENTRANCE HALL

Accessed via front door, radiator, smoke alarm and stairs leading to first floor:



LOUNGE

14'3" x 11'11" (4.36 x 3.65)

Spotlights, two radiators, useful under stairs storage, double glazed window to front aspect:



KITCHEN / DINER

12'10" x 12'0" (3.92 x 3.66)

Tiled floor, gloss white units with worktops over, inset sink drainer, integrated fan oven, fridge/freezer and dishwasher. Gas Hob with extractor over. Wall mounted 'Ideal' gas boiler and plumbing provided for washing machine. French doors leading to rear garden:



W/C

5'10" x 3'2" (1.79 x 0.99)

Tiled flooring, w/c, pedestal sink and radiator:



LANDING

Loft access:



BEDROOM ONE

9'2" x 9'1" (2.80 x 2.79)

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



ENSUITE

8'5" x 3'10" (2.58 x 1.18)

Tiled flooring and splash backs, w/c and pedestal sink and radiator. Shower cubicle with mixer shower, double glazed window to rear elevation:



BEDROOM TWO

10'0" x 8'9" (3.07 x 2.68)

Radiator, fitted radiator and double glazed window to front elevation:



BEDROOM THREE

11'6" narrowing to 6'11" x 6'5" (3.51 narrowing to 2.11 x 1.97)

Radiator and double glazed to rear elevation:



BATHROOM

7'6" x 3'3", 2.95'3" (2.30 x 1.90)

Tiled bathroom, bath with mixer shower, pedestal sink, w/c and towel rail. Double glazed window to side elevation:



OUTSIDE

The property benefits from a patio area leading to lawned rear garden:

GARAGE

There is a side driveway leading to detached garage and garden side gate:

DISCLAIMER

Please note the photos used in these particulars were taken prior to the current tenants taking occupation:

SERVICE CHARGE

Service Charge - £13.78 monthly
NHBC - 10 years from 29/11/19

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.

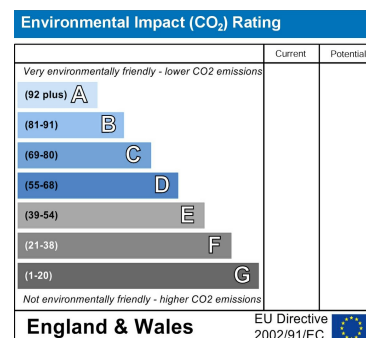
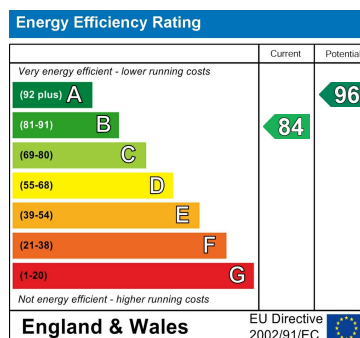
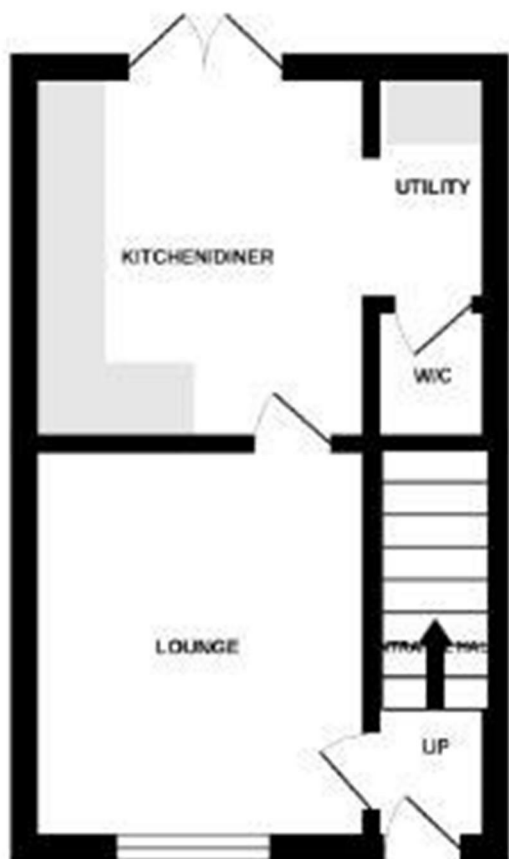
VIEWING TIMES

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

