



GUIDE PRICE £230,000 - £250,000

Mercia Drive, Oadby, Leicester, LE2 5GB

- Semi Detached Bungalow
- Lounge
- Bathroom
- Detached Garage
- Freehold
- Two Bedrooms
- Kitchen
- Garden
- EPC Rating D Council Tax Band C
- No Chain



Offered for sale with NO CHAIN is this TWO BEDROOM SEMI DETACHED BUNGALOW with a wide frontage and a DETACHED GARAGE situated in a quiet and well established residential area. Ideally situated to all the local amenities, schools and within walking distance to OADBY PARADE with its array of shops and eateries.

GUIDE PRICE OF £230,000 to £250,000.

The accommodation briefly comprises of an entrance hallway, lounge, two bedrooms, bathroom and kitchen with storeroom.

The rear garden is nicely presented with established flower borders and fully paved. To the front of the property you have a good sized frontage mainly laid to lawn with a driveway for off road parking with access to the single detached garage.

Scope to extend subject to the usual planning consents.

VIEWING IS HIGHLY RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

PORCH

3'0" x 2'6" (0.93 x 0.78)

Double glazed front door to side aspect, door leading into,



ENTRANCE HALLWAY

9'11" x 7'3" (3.04 x 2.23)

L shaped, built in meter cupboard, access to loft, radiator,



LOUNGE

13'6" x 10'11" (4.14 x 3.35)

Back boiler located behind the fire, radiator, double glazed window to front aspect.



KITCHEN

9'5" x 8'1" (2.89 x 2.47)

Fitted units with worktops, gas point, extractor, radiator, double glazed window to side aspect.

UTILITY ROOM

10'1" max x 3'1" (3.09 max x 0.95)

Plumbing for a washing machine, double glazed door and window to rear aspect.



BEDROOM ONE

12'4" x 10'11" (3.78 x 3.35)

Fitted wardrobes and built in dressing table, radiator, double glazed window to rear aspect.



BATHROOM

6'5" x 5'10" (1.97 x 1.79)

Bath with electric shower over, pedestal wash hand basin, low level W/C, part tiled walls, radiator, frosted double glazed window to side aspect.



BEDROOM TWO

9'5" x 7'2" (2.89 x 2.19)

Radiator, double glazed window to front aspect.



OUTSIDE

To the REAR is laid with paving stones, water tap, flower borders with mature scrubs and flowers, wooden to front aspect.
To the FRONT there is a good size frontage which is mainly laid out lawn, driveway for off road parking and access to the garage



OTHER ASPECT



GARAGE

19'6" x 8'4" (5.95 x 2.56)

Up and over door, power, windows to side aspect. Vendor believes roof may contain asbestos

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.

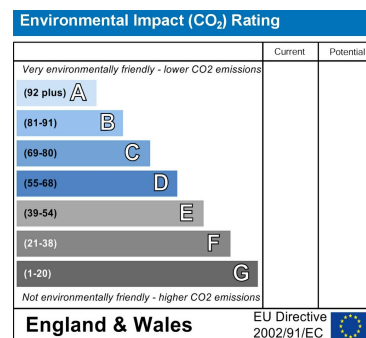
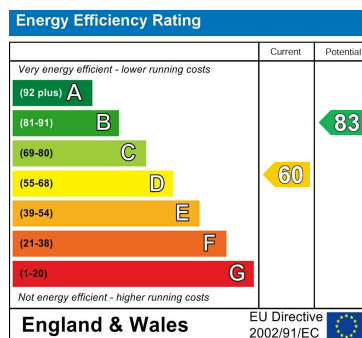
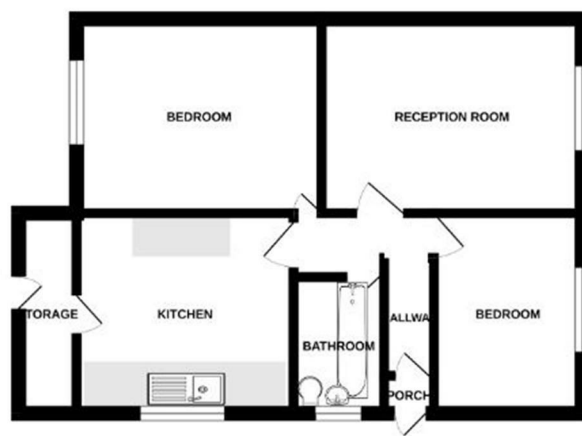
VIEWING TIMES

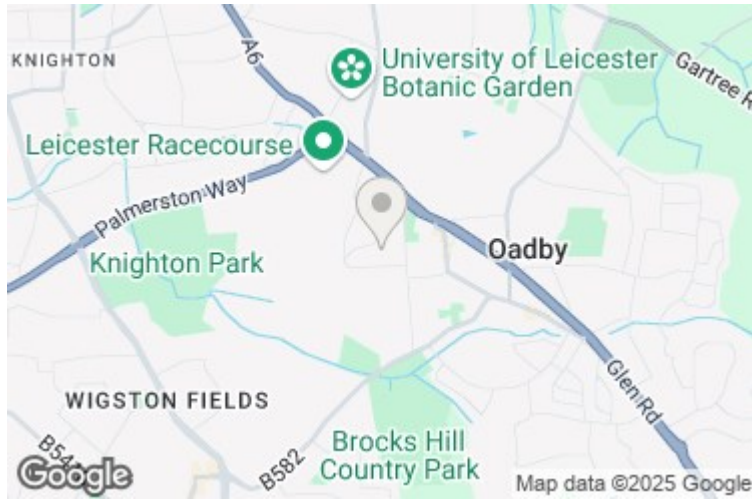
Viewing strictly by appointment through Barkers Estate Agents.

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

