



OADBY ESTATES

0116 271 3600

SALE

LETTINGS

MANAGEMENT

COMMERCIAL

Offers in excess of £280,000

Fosse Road North, LE3



- 5 BEDROOM TOWN HOUSE
- NO UPWARDS CHAIN

- 3 BATHROOMS
- WELL PRICED

- AMPLE LIVING SPACE
- CITY CENTRE LOCATION



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Oadby Estates are proud to present to the sales market this 5-bedroom town house located on Fosse Road North, close to the Leicester City Centre - LE3. Over three floors, this property consists of front reception room, open planned kitchen/diner and ground floor bathroom. The first floor has three bedrooms, the largest with an ensuite bathroom. The second floor has the further two double bedrooms and the final bathroom. Externally, the property has a rear yard with side access back to the front.



This property has ample living space for large families or even could be an investment opportunity for a short-term renting solution. There is no upward chain.

The property location is ideal for professionals or students as the city centre is within walking distance. The Glenfield Hospital is also within close proximity with an abundance of amenities on the doorstep including grocery shopping and eateries.



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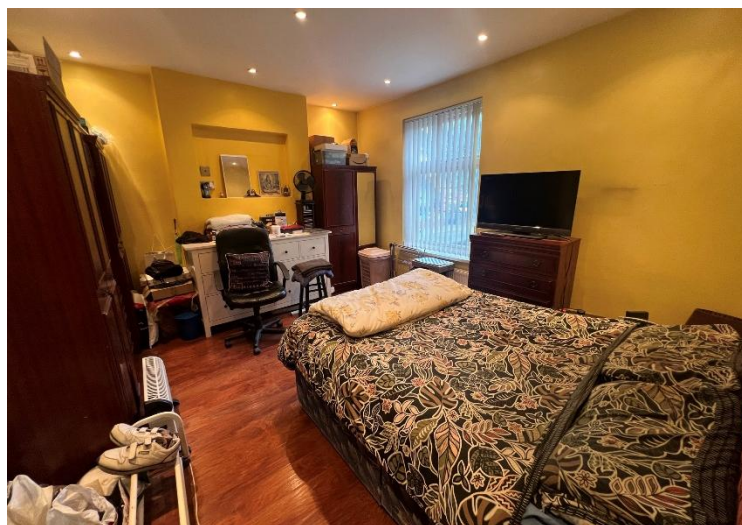
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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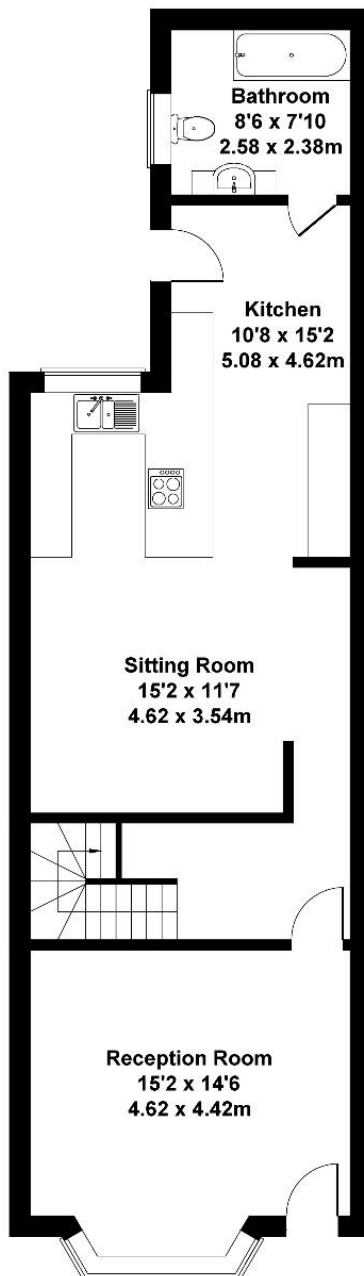
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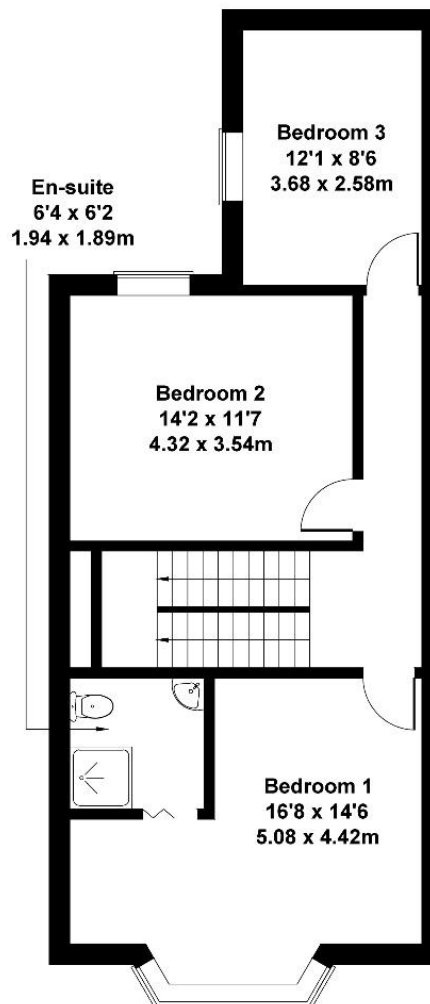
COMMERCIAL

32 Fosse Road North

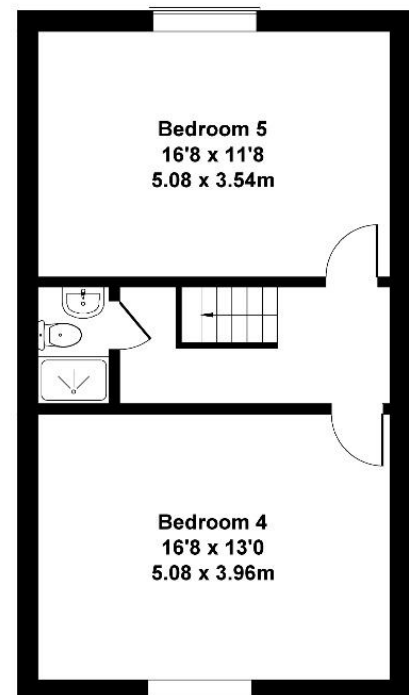
Approximate Gross Internal Area
1894 sq ft - 176 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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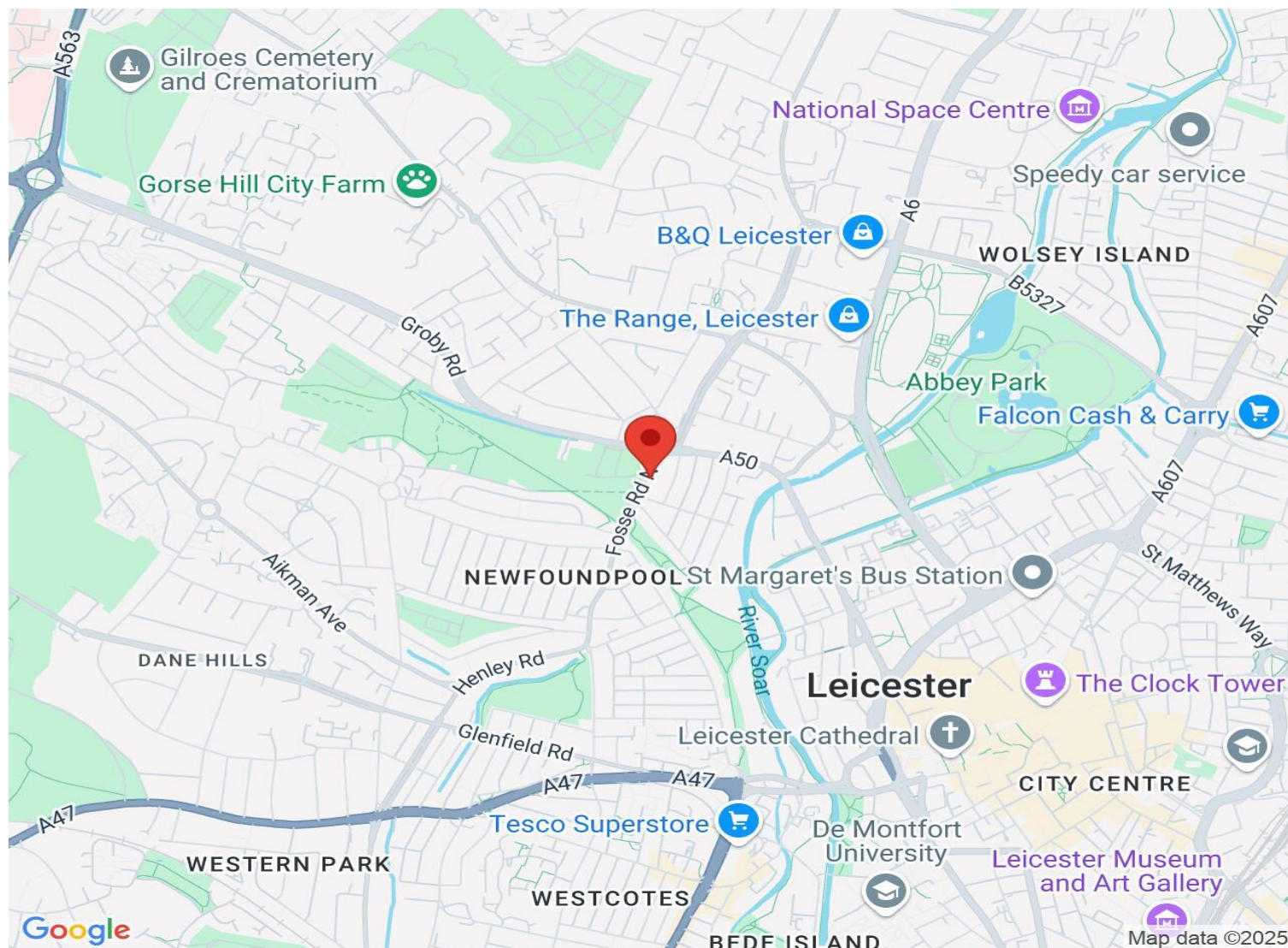
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VIEWING BY APPOINTMENT WITH AGENTS OADBY ESTATE AGENTS LIMITED

5 Stoughton Road, Oadby, Leicester, Leicestershire, LE2 4DS T: 0116 271 3600 E: info@oadbyestates.co.uk W: oadbyestates.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.