



Oakside Crescent, Oadby

£325,000

A detached BUNGALOW with three bedrooms and beautiful wrap-around gardens.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

0116 271 3333





Entrance Hall

With stairs to the first floor, window to the side elevation, cloaks cupboard and a radiator.

Sitting Room 18' 0" x 12' 1" (5.49m x 3.68m)

With a window to the side elevation, gas fire with hearth and surround, TV point, radiator and patio doors to:

Conservatory 10' 9" x 9' 5" (3.28m x 2.87m)

With doors to the rear garden, tiled flooring and a radiator.

Kitchen Breakfast Room 17' 4" x 7' 10" (5.28m x 2.39m)

With doors to rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, oven, electric hob, extractor hood, fridge freezer, breakfast bar and a radiator.

Lobby

With door to rear garden, door to front access and internal door to the garage.



Bedroom One 12' 0" x 10' 3" (3.66m x 3.12m)

With a window to the front elevation, fitted wardrobes and a radiator.

Bedroom Two 10' 10" x 7' 10" (3.30m x 2.39m)

(Currently used as a dining room) With a window to the front elevation and a radiator.

Bathroom 8' 5" x 8' 0" (2.57m x 2.44m)

With a window to the side elevation, bath with shower over, wash hand basin, WC, tiled wall and a heated towel rail.

First Floor Landing

Bedroom Three 11' 10" x 11' 1" (3.61m x 3.38m)

With a window to the front and rear elevations, dressing area and a radiator.

Garden

With a paved patio, seating area to the side, lawn, flower beds, shrubs, outside tap, outside lighting, gate-to-side access and fenced perimeter,

Front Garden

With lawn, flower beds and established shrubs.

Driveway For two vehicles.

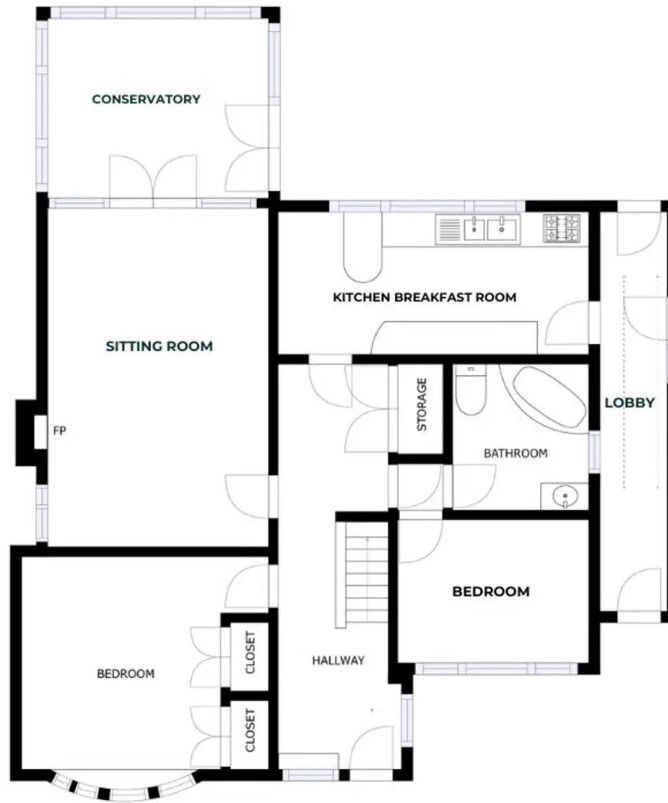
Garage 33' x 8' A tandem garage with a door to the front elevation, plumbing for an appliance, a mounted boiler, and a window to the rear elevation, power and lighting.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. For further information please contact our office.



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