

## Burton Close, Oadby

Offer in Excess of £220,000

IDEAL INVESTMENT PURCHASE OR FIRST TIME PURCHASE - A delightful light and airy three-bedroom terrace home in Oadby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D







### **Porch**

With a double-glazed window to the side elevation, door to the front elevation, storage cupboard and vinyl flooring.

### **Lounge**

14' 5" x 11' 6" (4.39m x 3.51m)

With a double-glazed window to the front, carpeting and a radiator.

### **Kitchen Diner**

15' 4" x 10' 1" (4.67m x 3.07m)

With a double-glazed window to the rear elevation, double-glazed French doors to the rear elevation, a pantry, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, hob, extraction fan, carpeting and a radiator.

### **First Floor Landing**

With carpeting.



### **Bedroom One**

11' 6" x 10' 5" (3.51m x 3.18m)

With a double-glazed window to the front elevation, carpeting and a radiator.

### **Bedroom Two**

8' 6" x 7' 7" (2.59m x 2.31m)

With a double-glazed window to the rear elevation, fitted wardrobe, carpeting and a radiator.

### **Bedroom Three**

9' 7" x 6' 7" (2.92m x 2.01m)

With a double-glazed window to the rear elevation, a storage cupboard, carpeting and a radiator.

### **Bathroom**

6' 4" x 5' 6" (1.93m x 1.68m)

With tiled flooring, tiled walls, a bath with a shower over, WC, wash hand basin and a heated towel rail.

### **Front Garden**

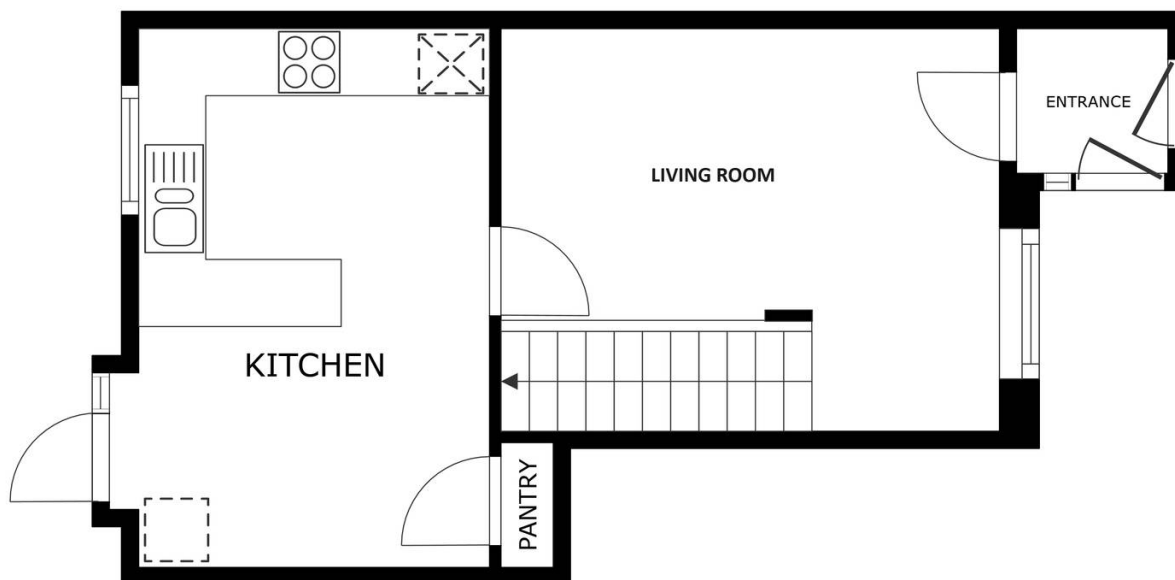
With a lawn area and a path leading to the front.

### **Rear Garden**

With gated side access, a shed, patio seating area, elevated flower beds and decking.

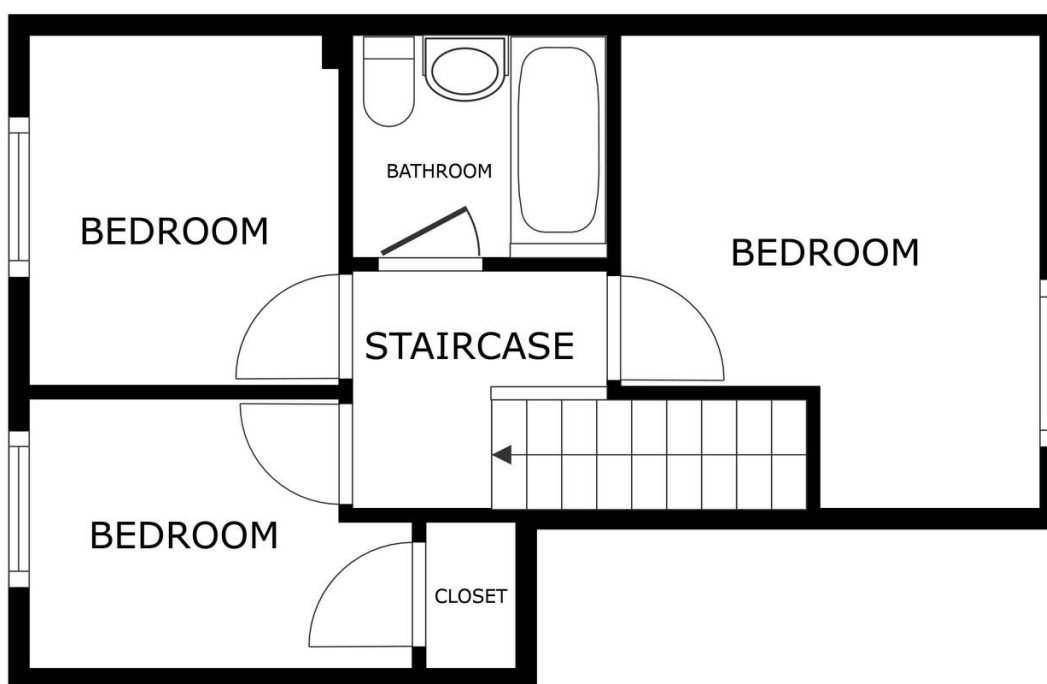
### **Allocated Parking**

One Space



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 34.8 m<sup>2</sup> FLOOR 2 32.2 m<sup>2</sup>  
TOTAL : 67.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 34.8 m<sup>2</sup> FLOOR 2 32.2 m<sup>2</sup>  
TOTAL : 67.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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