

## Uplands Road, Oadby

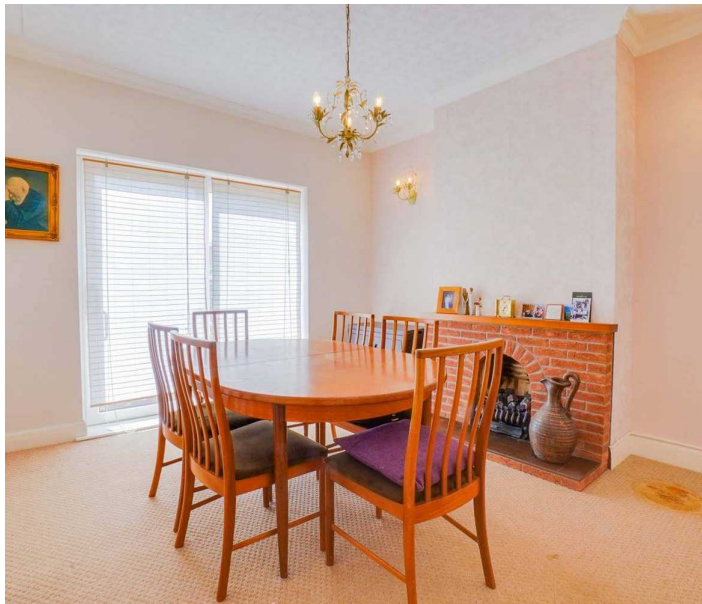
£285,000

FOR SALE VIA THE MODERN METHOD OF AUCTION - Three-bedroom semi-detached property in the residential suburb of OADBY with TWO RECEPTION ROOMS, DRIVEWAY and a GARAGE.



0116 271 3333





#### **Entrance Hall**

With single-glazed windows to the front elevation, tiled flooring, an understairs storage cupboard and a radiator.

#### **WC**

3' 8" x 2' 6" (1.12m x 0.76m)

With a double-glazed window to the side elevation, tiled flooring, WC and a wash hand basin.

#### **Reception Room**

12' 1" x 12' 1" (3.68m x 3.68m)

With a double-glazed bay window to the front elevation, laminate flooring, a wood burner and a radiator.

#### **Reception Room Two**

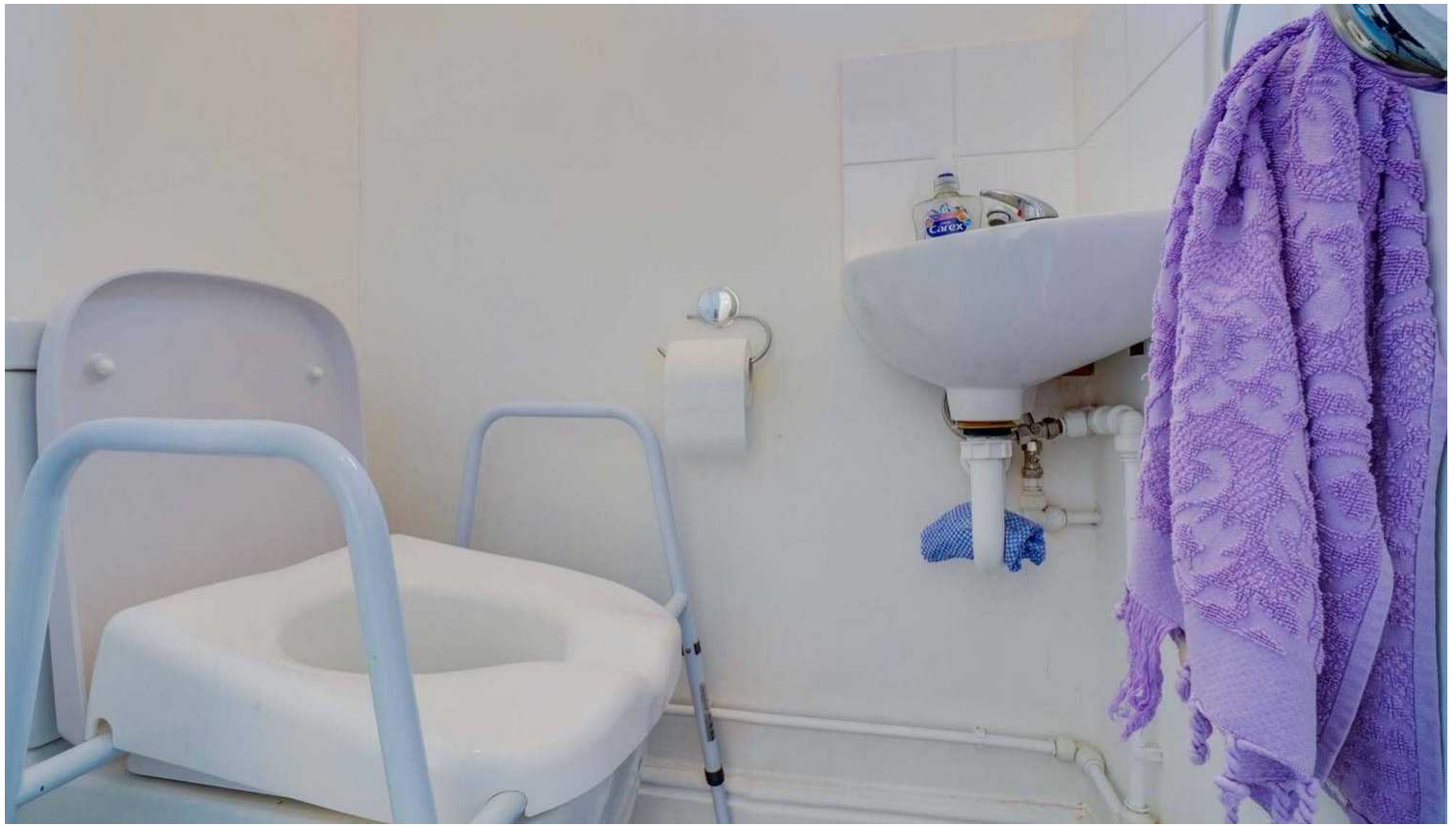
12' 1" x 11' 9" (3.68m x 3.58m)

With double-glazed patio doors to the rear elevation, carpeting, an open fire place and a radiator.

#### **Kitchen**

15' 2" x 6' 11" (4.62m x 2.11m)

With a double-glazed window to the rear elevation, a double-glazed window to the side elevation, a door to the side elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splashbacks, space for a freestanding cook, space for washing machine, space for a dishwasher, space for an under counter fridge/freezer and a radiator.



### **First Floor Landing**

With a double-glazed window to the side elevation and carpeting.

### **Bedroom One**

12' 2" x 12' 1" (3.71m x 3.68m)

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

### **Bedroom Two**

12' 1" x 11' 9" (3.68m x 3.58m)

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

### **Bedroom Three**

8' 3" x 6' 9" (2.51m x 2.06m)

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

### **Bathroom**

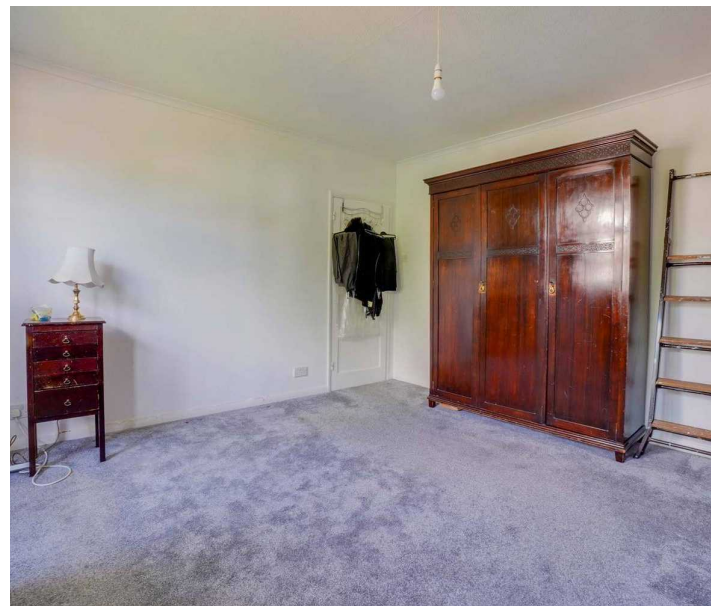
6' 11" x 5' 4" (2.11m x 1.63m)

With a double-glazed window to the rear elevation, a bath with an overhead electric shower, tiled flooring, part tiled walls, built-in storage, wash hand basin and a radiator.

### **Separate WC**

4' 3" x 2' 8" (1.30m x 0.81m)

With a double-glazed window to the side elevation, WC and tiled flooring.









### **Garden**

With gated side access, a wood shed, a lawn, a range of well-maintained borders and fenced perimeters.

### **Driveway**

A block paved driveway.

### **Garage**

16'5" x 7'4" With up-and-over door

### **Auctioneer Comments**

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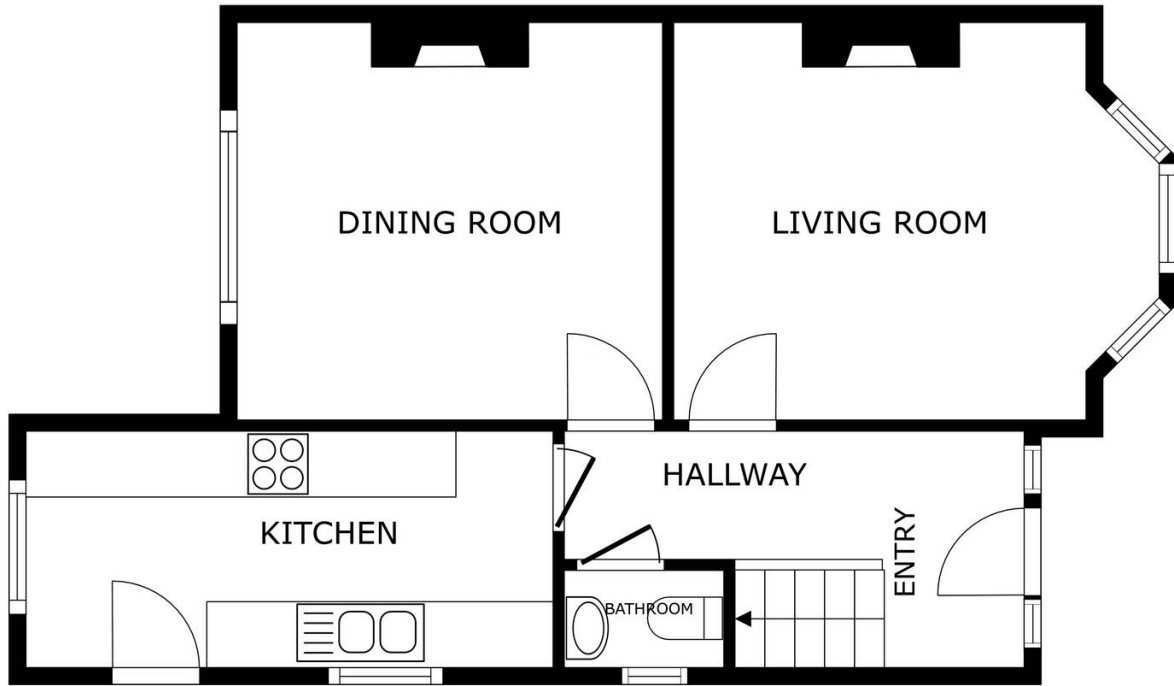
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

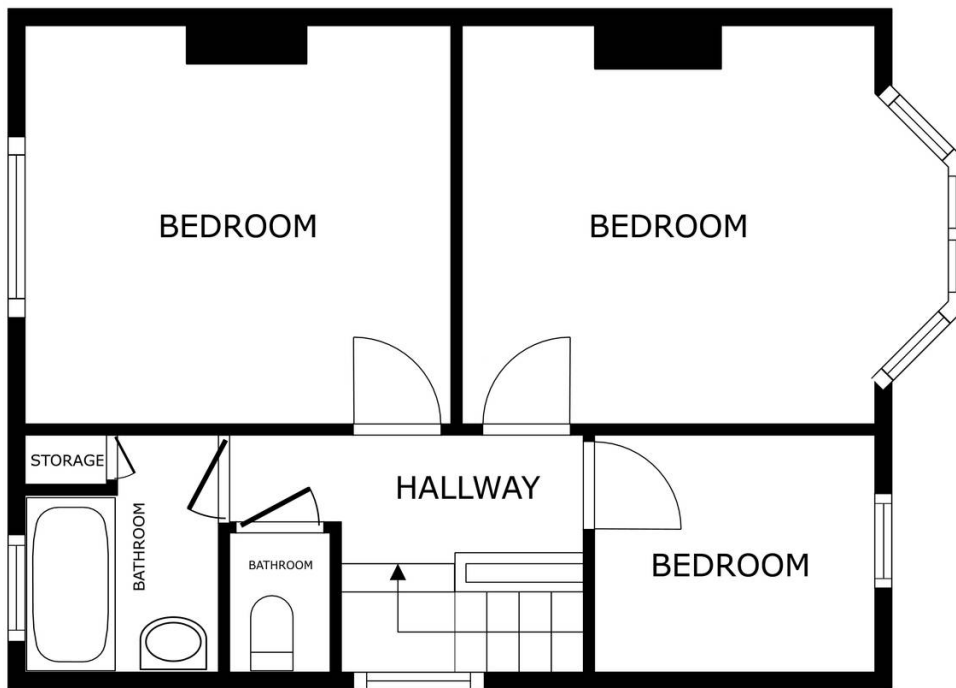
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 49.6 m<sup>2</sup> FLOOR 2 46.7 m<sup>2</sup>  
 TOTAL : 96.3 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 49.6 m<sup>2</sup> FLOOR 2 46.7 m<sup>2</sup>  
 TOTAL : 96.3 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.

Council Tax band: C

**We'll keep you moving...**



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