



New Street, Oadby

£240,000

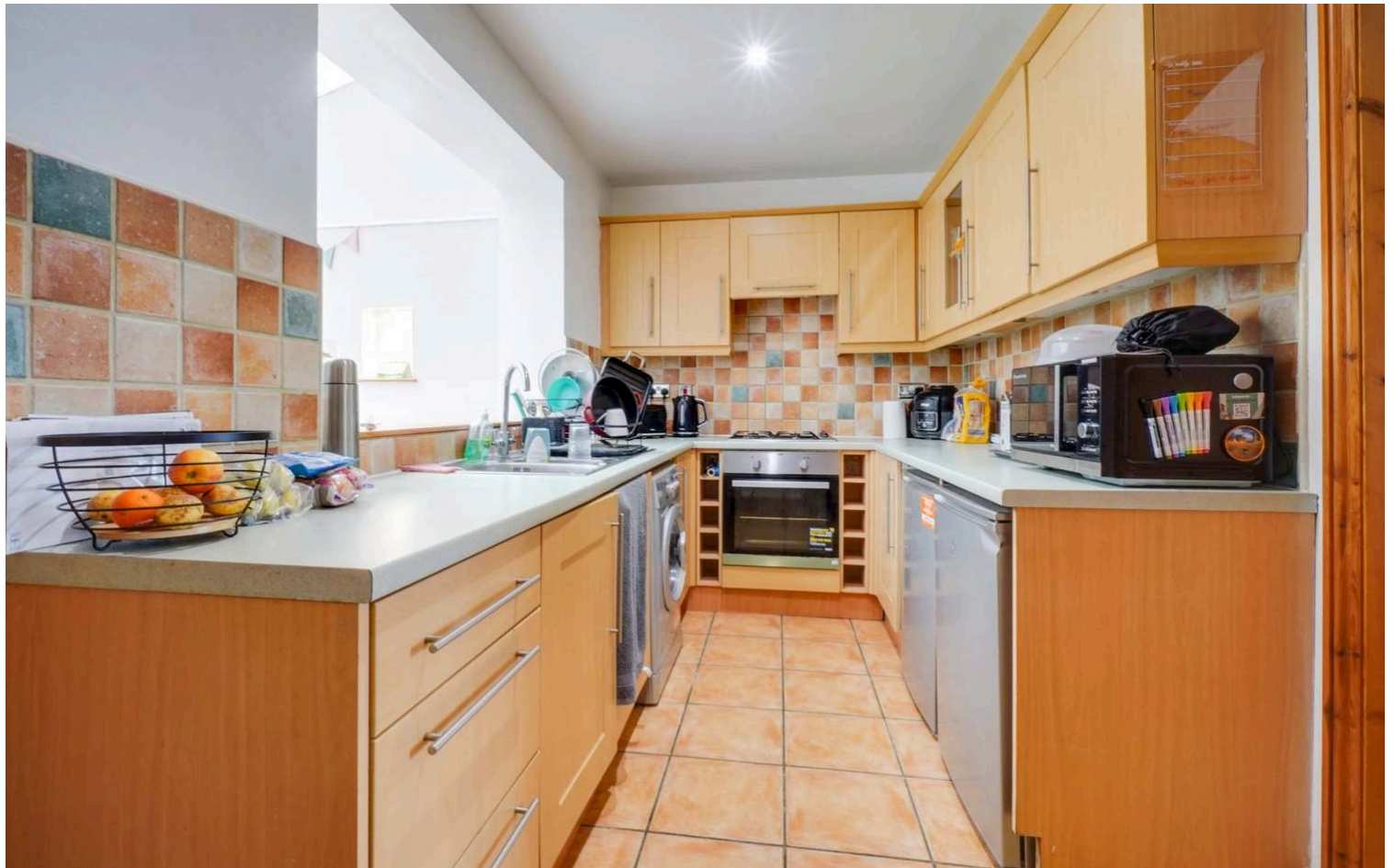
CHAIN FREE three bedroom terrace property providing the PERFECT HOME within easy reach of the local Lidl, schools and amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

With double glazed front door, stairs to first floor, laminate floor.

Lounge

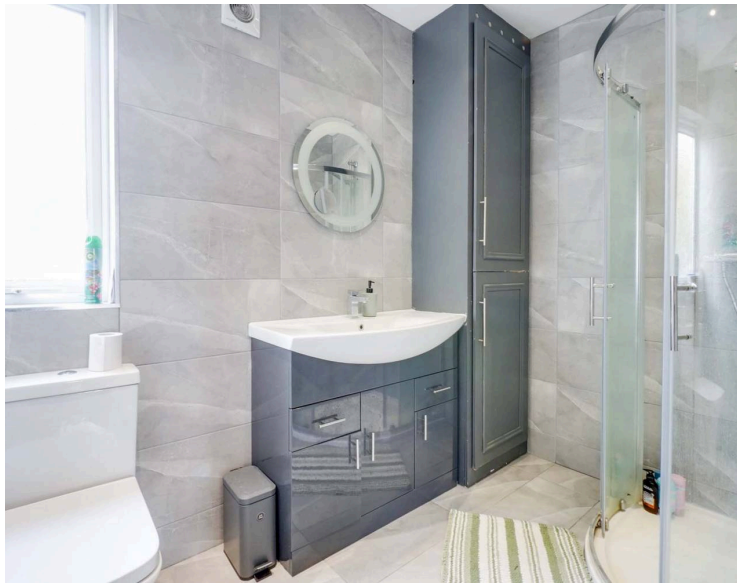
13' 11" x 10' 11" (4.24m x 3.33m)

With double glazed window to the front elevation, gas fire (not tested) with surround and hearth, laminate floor, radiator.

Kitchen

14' 1" x 7' 0" (4.29m x 2.13m)

With wall and base units with work surface over, part tiled walls, tiled floor, fitted oven and hob with filter hood over, space for under counter fridge freezer, space for washing machine, one and a half bowl sink and drainer, under stairs storage cupboard, radiator.



Conservatory

12' 3" x 11' 7" (3.73m x 3.53m)

With double glazed windows to the rear and side elevation, double glazed French doors to the rear garden.

First Floor Landing

With access to the following rooms:

Principal Bedroom

10' 11" x 9' 3" (3.33m x 2.82m)

Measurement up to wardrobes. With double glazed window to the front, fitted wardrobes, laminate floor, radiator.

Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

6' 6" x 5' 11" (1.98m x 1.80m)

With double glazed window to the front elevation, built-in storage cupboard, radiator.

Shower Room

8' 6" x 5' 7" (2.59m x 1.70m)

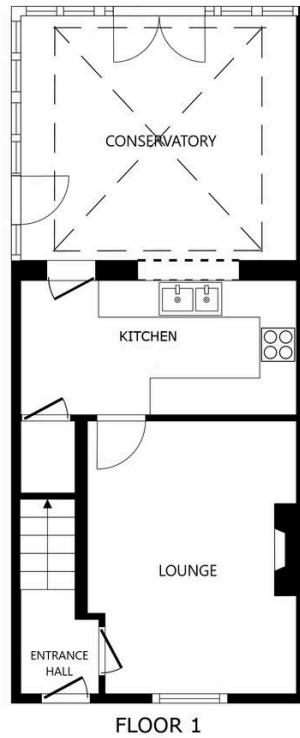
With double glazed window to the rear elevation, tiled floor, tiled walls, fitted storage cupboard housing gas boiler, wash hand basin with storage below, low-level WC, shower cubicle, tiled walls, tiled floor, ladder style towel rail/radiator.

Front Garden

A raised front garden with paved pathway/steps, lawn areas, gravelled area.

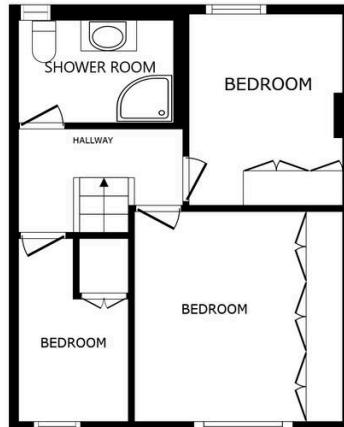
Rear Garden

With lawn, decked area to the rear, shed, fencing to perimeter.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.