



Church Street, Oadby

In Excess of £180,000

TWO-bedroom TERRACE house on Church Street, OADBY, the home features a living room, open-plan dining-kitchen, downstairs bathroom & lean-to. Close to local amenities and shops.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



Knightsbridge
Estate Agents

0116 271 3333





Living Room

14' 0" x 13' 6" (4.27m x 4.11m)

With a double-glazed bay window to the front elevation, carpet flooring, fireplace (capped off), fire surround, stairs to the first floor landing, radiator.

Dining Area

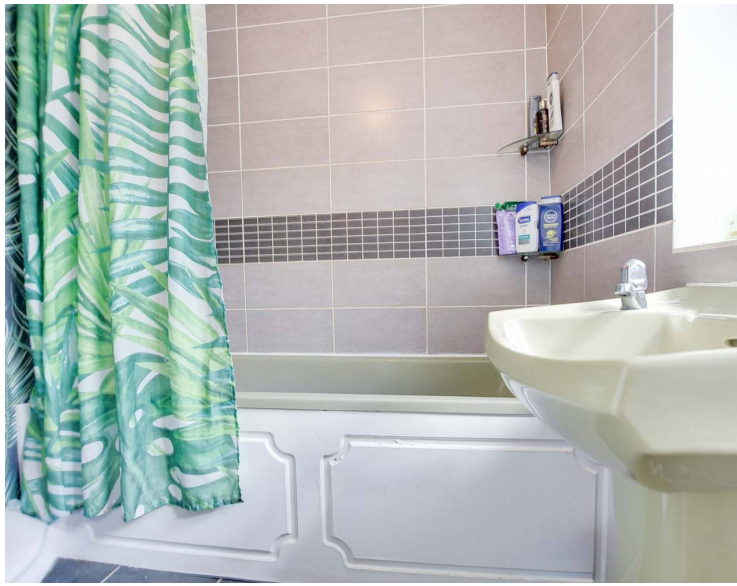
7' 2" x 6' 7" (2.18m x 2.01m)

With a single-glazed window to the rear elevation, carpet flooring, radiator, open aspect to the kitchen.

Kitchen

12' 3" x 5' 9" (3.73m x 1.75m)

With a single-glazed window 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, oven, hob, extractor fan.



Lobby

With tiled flooring, a door to the side elevation, storage cupboard.

Bathroom

5' 9" x 5' 6" (1.75m x 1.68m)

With a single-glazed window to the side elevation, tiled flooring, partly tiled walls, bath with an overhead electric shower, WC, wash hand basin, radiator.

Lean-To

13' 6" x 6' 1" (4.11m x 1.85m)

With a double-glazed window to the rear elevation, a double-glazed door to the rear elevation, tiled flooring.

First Floor Landing

With carpet flooring.

Bedroom One

11' 1" x 10' 10" (3.38m x 3.30m)

(Measurements to the front of the wardrobes) With a double-glazed bay window to the front elevation, fitted wardrobes, a boiler (housed in the wardrobes), carpet flooring, radiator.

Bedroom Two

12' 5" x 7' 4" (3.78m x 2.24m)

With a double-glazed window to the rear elevation, carpet flooring, radiator.

Rear Garden

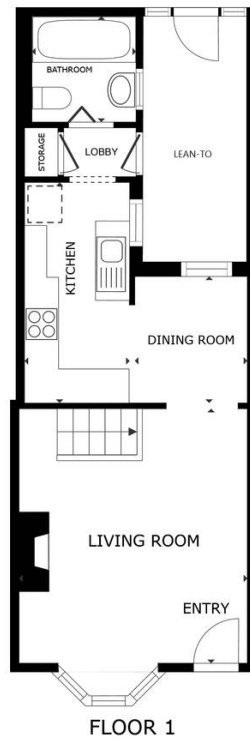
With a slabbed patio seating area, wood-built storage shed, wooden steps, lawn, secondary patio area.

Conservation Area

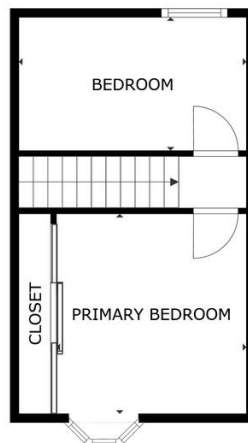
This property is located within a designated Conservation Area. As such, certain alterations or developments may be subject to additional planning restrictions. Prospective purchasers are advised to make their own enquiries with the local planning authority to confirm any limitations or requirements before proceeding.

Japanese Knotweed

The seller has advised that Japanese Knotweed is present on or near the property. Buyers are advised to seek appropriate advice and reports.



FLOOR 1



FLOOR 2



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.