

FOR SALE



**RICHMOND WAY
OADBY
LEICESTER
LE2 5TR**

£399,950

FEATURES

- Freehold
- Semi Detached Property
- Close to local schools, amenities and places of worship
- Newly converted garage
- Modern style refurb
- 3 Extended Bedrooms
- Sought after location
- Shower Room + Downstairs WC
- Deep driveway
- Ample storage space



SETHS

Extended 3 Bedroom Semi-Detached Property in Oadby, Leicester

GROUND FLOOR

PORCH

Laminate flooring, radiator, uPVC double glazed window

ENTRANCE HALL

Laminate flooring, radiator, uPVC double glazed window

LIVING ROOM

28'1" x 10'7"

Carpeted, radiator, mantelpiece with aesthetic fireplace, uPVC sliding doors and uPVC double glazed window

KITCHEN / DINER

25'2" x 8'7"

Wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, integrated microwave, sink with drainer and mixer tap, plumbing for washing machine, space for fridge / freezer, pantry, radiator, LVT flooring, partly tiled walls, uPVC double glazed window, uPVC sliding doors leading to rear garden and separate door leading to the side aspect.

WC

WC, wash basin with mixer tap and vanity unit, partly tiled, laminate flooring, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

20'2" x 10'7"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

17'2" x 8'6"

Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed window

BEDROOM 3

10'8" x 7'3"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity unit, shower cubicle, towel radiator, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

CONVERTED GARAGE

Laminate flooring, radiator, x3 uPVC double glazed windows

OUTSIDE

To the front of the property there is a tarmac driveway for 4 or so cars. To the rear of the property there is a partly slabbed, partly laid to lawn garden with entrance to the converted garage.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: D

Council Tax Rate: £2,407.72

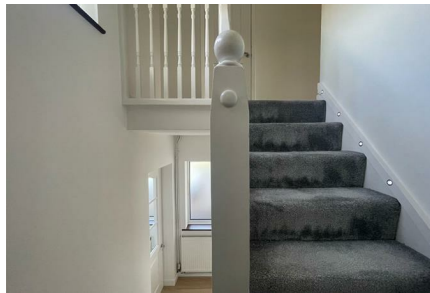
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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Council Tax Band

D

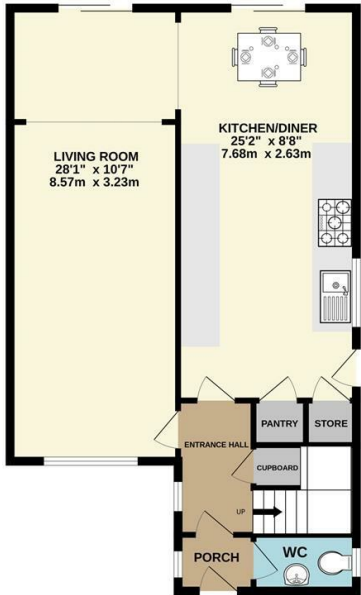
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

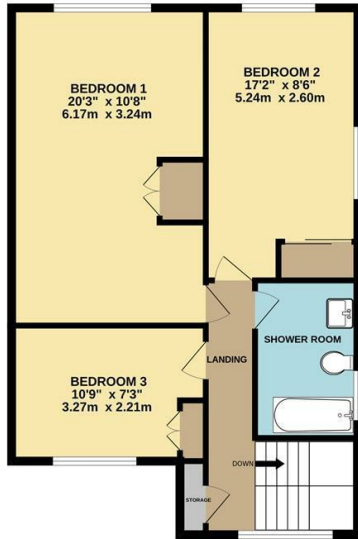
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

 **SETHS**

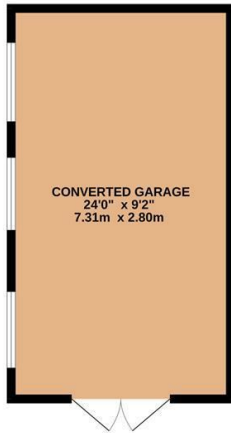
GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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