



## 11 Oxford Street

Earl Shilton, Leicester, LE9 7BB

Offers In The Region Of £135,000



A traditional 2 bedroom mid terraced house , ideally located close to all local amenities and accessible for commuting to all major road links. The property has the benefit of gas central heating (combination boiler), PVCu double glazing, two reception rooms, established rear garden and no chain. Requires some improvement. CASH BUYERS ONLY



**Spacious Lounge (front) 12'7" x 12'5" (3.84 x 3.81)**

PVCu double glazed window, radiator, laminate floor, PVCu double glazed door and radiator.

**Inner hallway 3'11" x 2'8" (1.21 x 0.83)**

Under stairs cupboard, fitted side cupboard and laminate floor.

**Separate dining room 12'7" x 12'3" (3.84 x 3.74)**

PVCu double glazed window, laminate floor, radiator, smoke alarm and room stat.

**Kitchen (rear) 14'6" x 7'0" (4.42 x 2.14)**

PVCu double window, stainless steel sink unit, range of base and wall units, comprising of 8 base and 3 wall units, associated work surfaces, ceramic tiled floor, obscure PVCu double glazed side door, radiator, plumbing for washing machine, down lights to the ceiling and ceramic wall tiling.

**First floor landing 15'10" (max) x 9'10" (max) (4.85 (max) x 3.01 (max))**

Smoke alarm and carbon monoxide alarm.

**Bedroom 1 (front) 12'3" x 10'5" (3.74 x 3.20 )**

PVCu double glazed window, radiator, ornate fireplace and fitted cupboard with hanging rail,

**Bedroom 2 14'6" x 6'11" (4.42 x 2.12m)**

PVCu double glazed window, radiator, ornate fireplace and laminate floor.

**Spacious Bathroom (rear) 14'6" x 6'11" (4.42 x 2.12)**

Full suite in white comprising panel bath with chrome mixer shower and side glazed screen, wash hand basin, low flush wc, radiator, linen cupboard of with wall mounted fan assisted gas fired condensing combination boiler (Baxi 24HEA) and radiator.

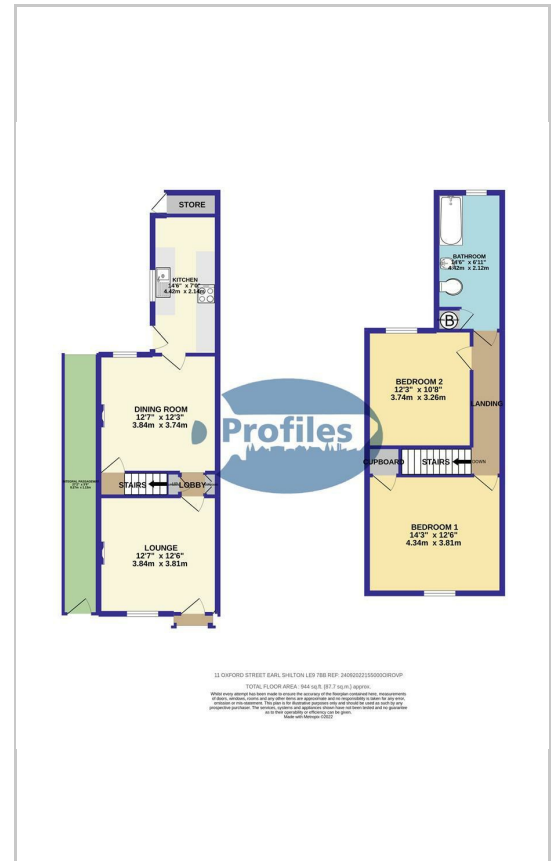
**Outside**

Enclosed rear garden, paved patio, water tap, established lawn, integral side passageway. Brick store (2.14 x 1.04)

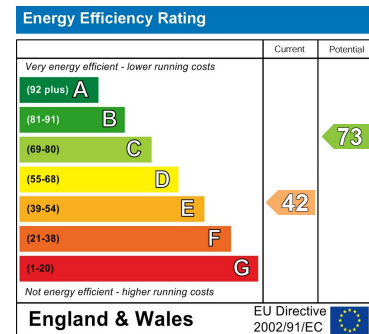
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.