



FOR SALE

2 Bed Semi-Detached Bungalow in Dart Close, Oadby, LE2 4JA
Offers Over £280,000

Offered chain free, this extended semi detached bungalow is located at the end of a quiet cul-de-sac within the highly sought-after area of Oadby, Leicester. Set on a larger-than-average wedge-shaped plot, the property offers well-presented accommodation comprising two bedrooms with the flexibility of a third, along with living areas and a modern kitchen and shower room. Presented in good decorative order throughout, the bungalow also provides excellent potential for further extension or development (subject to the necessary consents), making it an ideal



GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Extended Semi-De tached Bungalow
- Two / Three Bedrooms
- End Of Quiet Cul-De-Sac
- Larger Than Average Wedge Plot
- Chain Free Opportunity
- Good Decorative Order Throughout
- Potential For Further Development (STPP)
- Driveway And Garage

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

