



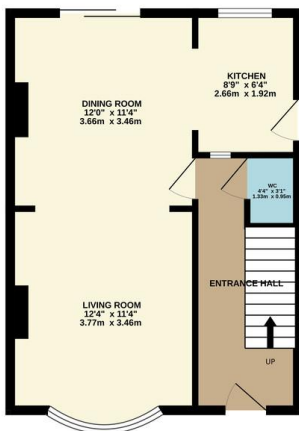
## FOR SALE

3 Bed Semi-Detached House in Harborough Road, Leicester LE2 4LD  
£270,000

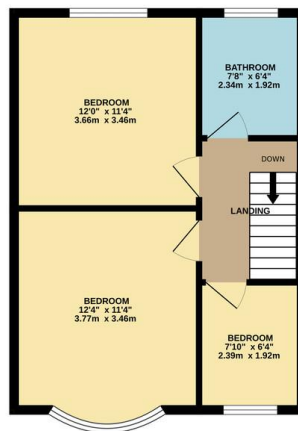
< Sold With No Chain > Three bedroom semi-detached home available for sale in Oadby, The property is sold with no chain and comprises of entrance hall, living room, dining room and kitchen in an open plan format, downstairs WC, together with three bedrooms and bathroom upstairs. The property also benefits from off road parking to the front and rear, plus garage and is ideally located for local shops, schools and other amenities.



GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 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 operation or efficiency can be given. Made with Metagov ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Sold With No Chain
- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Parking To Front & Rear
- Garage
- Double Glazing
- Ideal First Buy or Investment

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

