



**23 Wych Elm Road, Oadby, Leicester, LE2 4EF**  
**£300,000**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## 23 Wych Elm Road

Oadby, Leicester, LE2 4EF

Well presented 3-bed semi in Oadby with no upward chain. Features gardens, garage, parking, en-suite, and open plan kitchen. Close to schools, transport, and amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

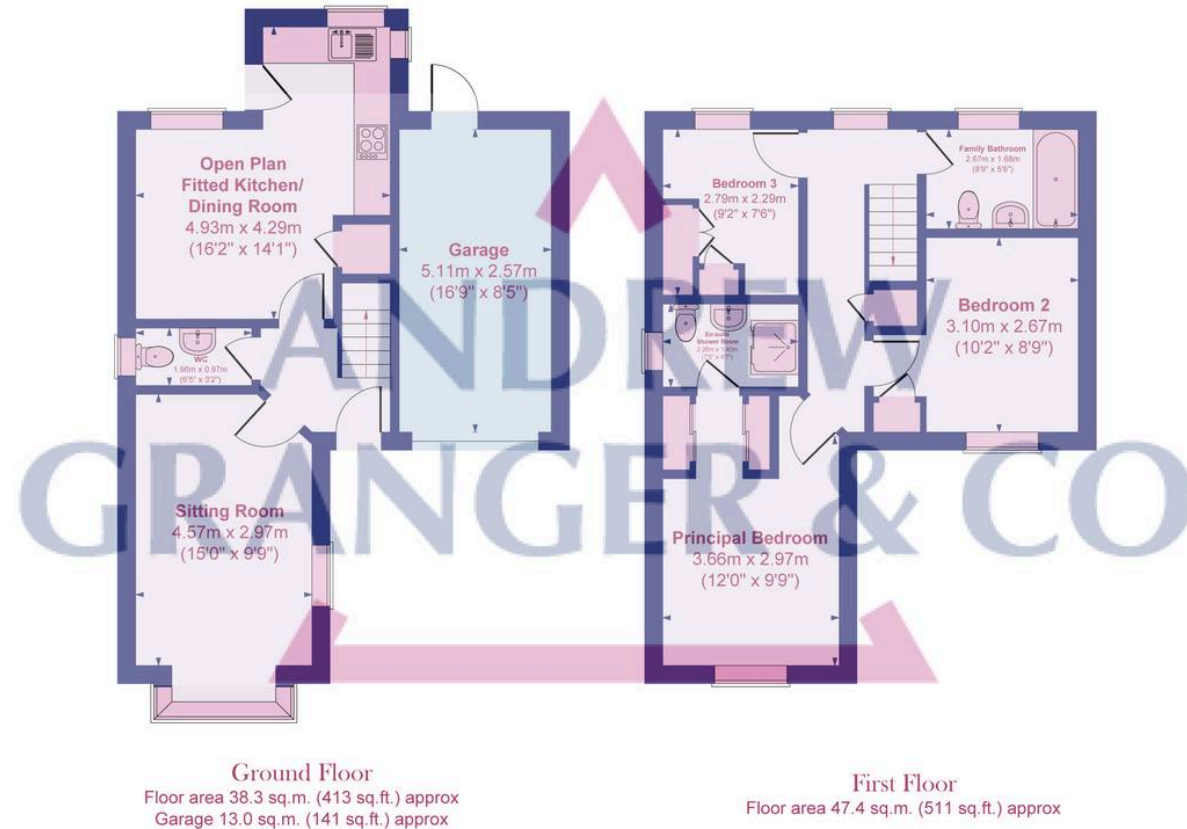
EPC Environmental Impact Rating:

- No upward chain
- Three-bedroom semi-detached home
- Sought-after Blackthorn Manor estate
- Ideal for first-time buyers and young families
- Large and spacious rear garden
- Open plan kitchen dining room
- Off-road parking and garage
- Potential to extend or convert garage





Approximate Gross Internal Area  
85.8 sq. m. (924 sq. ft.)  
Garage At 13.0 sq. m. (141 sq. ft.)  
Total 98.8 sq. m. (1065 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

## Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.