



Malham Way, Oadby Leicester LE2 4PS

welcome to

Malham Way, Oadby Leicester

Well-presented three bedroom semi-detached home in Oadby, Leicester, benefiting from gas central heating, double glazing, a fitted kitchen with integrated appliances, driveway parking and fitted wardrobes.

Front Garden

Driveway for off-road parking and grass.

Lounge

Central heating, double window and french doors leading into the garden.

Kitchen

Central heating, double glazed window and fitted kitchen with integrated gas/hob over and extractor fan.

Bedroom 1

Central heating, double glazing and fitted wardrobes.

Bedroom 2

Central heating and double glazed window.

Bedroom 3

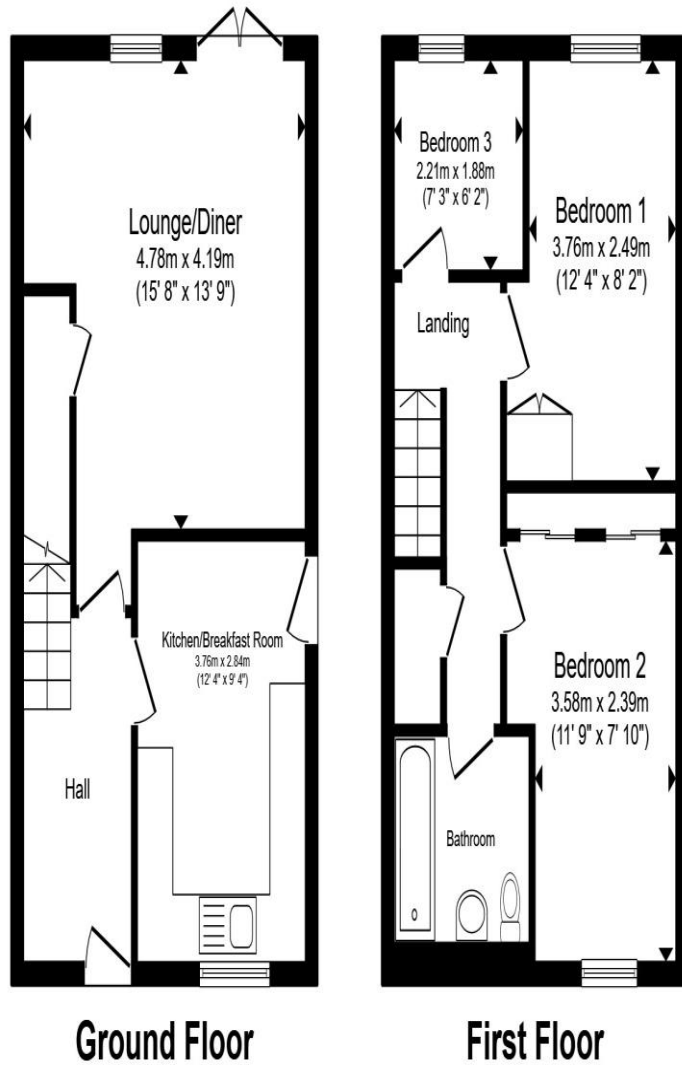
Central heating and double glazed window.

Bathroom

Central heating, double glazed window, w/c, sink and bathtub.

Rear Garden

Rear garden with floor pavings and wooden fencing.



Total floor area 76.9 m² (827 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Malham Way,
Oadby Leicester

- Semi- detached
- Three Bedrooms
- Oadby
- Driveway
- Front/rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£280,000



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Property Ref:
OAD108856 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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