

JAMES
SELICKS

11 HONEYWELL CLOSE

OADBY, LEICESTERSHIRE
LE2 5QP

GUIDE PRICE £170,000



An attractive, two bedroom bungalow located within the Rosebrook Gardens development for the over 55's in the heart of Oadby, within walking distance of The Parade.

Entrance hall • sitting room • kitchen • two bedrooms • bathroom • lawned frontage • rear patio and garden • wood framed uPVC double glazed windows • EPC - C

Location

The property is located within walking distance of The Parade, an attractive shopping area containing most national retailers including Boots, with major superstores such as Asda found a little further away. Leicester city centre with its mainline railway station is approximately three miles distant, and the M1/M69 motorway networks and associated Fosse Retail Park are also closeby.

Accommodation

An entrance hall houses a useful storage cupboard and gives access to all accommodation. The master bedroom has a square bay window overlooking the front garden and a built-in wardrobe with mirrored front. Bedroom two also has a window to the front elevation. A spacious bathroom provides a white three piece suite comprising a panelled bath with a shower over and a glazed screen, an enclosed WC and a wall hung wash hand basin with mirrored cabinet above, part tiled walls and a useful built-in storage cupboard.

The large sitting room enjoys windows with a central door to the rear leading onto the patio area. The kitchen offers a good range of beech effect eye and base level units and drawers, ample preparation surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap and window above. There is an integrated Electrolux stainless steel oven and a four-ring electric hob with a stainless steel extractor unit over, space and plumbing for a fridge and washing machine. A separate cupboard houses the Ideal wall mounted boiler and provides further storage space.

Outside

The property is approached via a paved path to the front door through a small lawned frontage. To the rear of the property is a patio area adjacent to the sitting room and a further lawned area with mature shrub and floral borders, fenced boundaries.

Lease Details

Whilst we make every effort to ensure that these lease details are correct, they are subject to change, must not be relied upon & MUST be verified by potential Purchaser's Solicitor.

Tenure: Leasehold

Lease Term : 125 years from 2005

Ground Rent : £150 per annum

Service Charge : £2,240 per annum including buildings insurance

Local Authority: Oadby & Wigston Borough Council, **Tax Band:** B

Conservation Area: London Road & St Peter's.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

Flooding issues in the last 5 years: None our Clients are Aware of.

Accessibility: Lateral living, handrail installed over bath.

Planning issues: None our Clients are Aware of.





Leicester Office
 56 Granby Street
 Leicester
 LE1 1DH
 0116 2854554
 info@jamesselicks.com

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437

jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

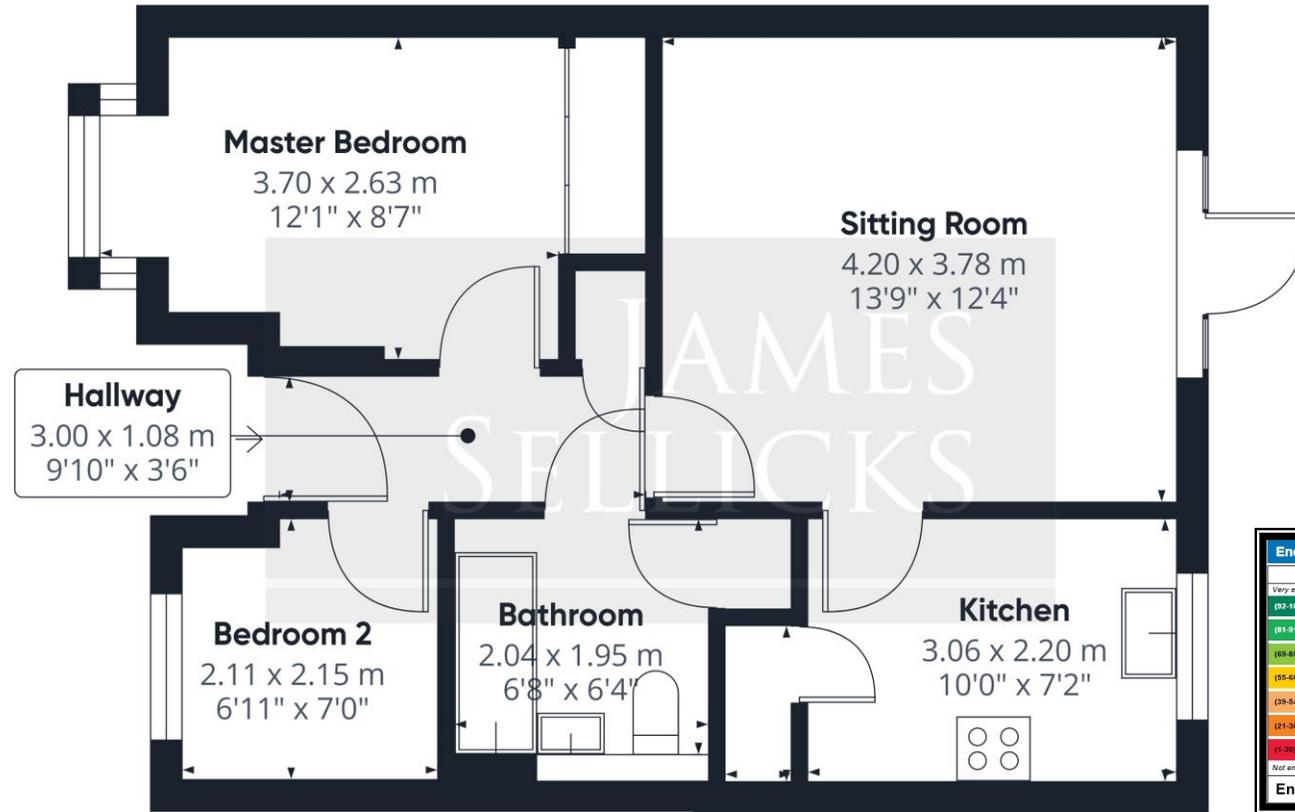
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Approximate total area⁰
 47.08 m²
 506.75 ft²

