

FOR SALE

Oakley Road New Humberstone, Leicester LE5 3NH



OFFERS OVER: £275,000

- An Extended End of Terrace Property
- Located Off Uppingham Road & Near To An Array of Amenities
- Ideal For First Time Buyers/Investors
- Double Glazing & Gas Central Heating
- Two Reception Rooms, Kitchen, Utility Room & Shower Room
- 3 Bedrooms & Separate WC
- Rear Enclosed Yard
- Offered With No Chain



Location

This property is located on Oakley Road which is between Uppingham Road and Cottesmore Road, in the popular residential area of New Humberstone. The area offers excellent access to a wide range of local amenities including shops, supermarkets, eateries, schools and leisure facilities. The property is well positioned for commuters, with easy access to Leicester City Centre.

Description

A superb, extended three-bedroom end of terrace property which offers spacious and versatile accommodation, ideal for first-time buyers and investors.

The accommodation briefly comprises two reception rooms, providing flexible living and dining space, a fitted kitchen, utility room and a ground floor shower room. To the first floor are three well-proportioned bedrooms, one with fitted wardrobes, along with a separate WC for added convenience. Externally, the property benefits from an enclosed yard to the rear.

Accommodation

All measurements are approximate:

Reception Room One - 10' 9" x 11' 5" (3.27m x 3.48m)

Door to front, double glazed window to front, radiator, power points, pendant light fitting.

Reception Room Two - 15' 5" x 10' 9" (4.70m x 3.27m)

Double glazed window to rear, stairs to first floor, radiator, power points, pendant light fitting.

Kitchen - 12' 6" x 7' 3" (3.81m x 2.21m)

Double glazed window to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, boiler, extractor fan, tile splashback surrounds, radiator, power points, pendant light fitting.

Shower Room - 9' 4" x 6' 3" (2.84m x 1.90m)

Double glazed window to side, large shower cubicle, low level WC, pedestal wash hand basin with mixer tap, wall mounted mirror, tile splashback surrounds, radiator, pendant light fitting.

Utility Room - 9' 7" x 5' 8" (2.92m x 1.73m)

Door to rear yard, double glazed window to side, wall mounted units, base units and drawers with worktop, tile splashback surrounds, radiator, power points, pendant light fitting.

Bedroom One - 10' 8" x 11' 8" (3.25m x 3.55m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Two - 17' 3" x 9' 6" (5.25m x 2.89m)

Double glazed window to rear, built in cupboards, radiator, power points, pendant light fitting.

Bedroom Three - 9' 6" x 6' 2" (2.89m x 1.88m)

Double glazed window to rear, radiator, power points, pendant light fitting.

WC

Double glazed window to side, low level WC, wash hand basin with mixer tap, pendant light fitting.

Outside

Rear enclosed yard.

Agents Note

These photos have been enhanced by AI.

Tenure

Freehold.

EPC

Band C.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

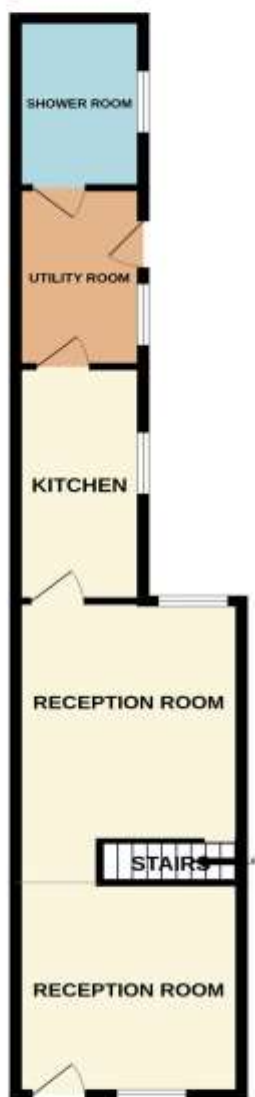
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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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 on 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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