



Asking Price £300,000

Wych Elm Road, Oadby, Leicester, LE2 4EF

- Modern End Terraced House
- Lounge/diner
- Downstairs W/C
- Bathroom
- Integral Garage / No Chain
- Three Bedrooms
- Kitchen
- En-suite Shower Room and Dressing Area
- EPC Rating D Council Tax Band D
- Freehold / Conservation Area



A MODERN end of terrace THREE BEDROOM home located in this popular development in OADBY.

Set within a CUL DE SAC, and with easy access to local amenities, highly regarded schools and parks, the property briefly comprises an entrance hallway which leads into a through lounge/dining room, kitchen and DOWNSTAIRS CLOACKROOM on the ground floor.

To the first floor is the principal bedroom with dressing area and EN-SUITE SHOWER ROOM, there are two further bedrooms and a family bathroom.

The rear garden is laid to lawn and is enclosed by fencing. with water tap and gate to the side.

To the front of the property is a lawned area with driveway leading to INTEGRAL GARAGE.

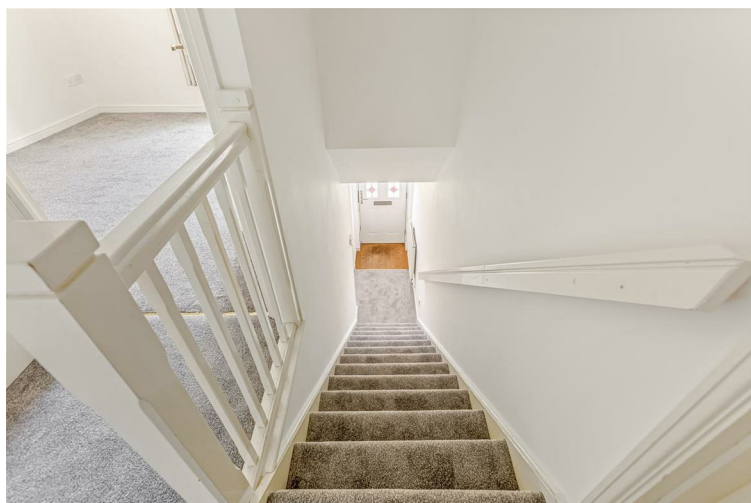
The property lies close to the many facilities available within Oadby including an excellent range of shopping and supermarket amenities, schools, cafes, bars, restaurants, sporting and leisure opportunities.



LOUNGE

24'6" to bay x 9'8" reducing to 7'5" (7.471 to bay x 2.97 reducing to 2.27)

Under stairs cupboard, two radiators, double glazed window to front aspect and double glazed bay window to rear elevation.



ENTRANCE HALL

Double glazed front door, fuse box, alarm panel, radiator, staircase rising to first floor.



OTHER ASPECT



KITCHEN
11'6" x 2'5" (3.53 x 0.76)

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob, oven, extractor. built in cupboard housing boiler, plumbing for washing machine, radiator, double glazed door and window to rear aspect.



LANDING
Access to loft, built in cupboard housing tank.



DOWNSTAIRS W/C
Low level W/C, wash hand basin, radiator, double glazed frosted window to rear aspect.



BEDROOM ONE
10'9" x 9'9" (3.29 x 2.98)
Radiator, double glazed window to front aspect.



DRESSING AREA

6'10" x 2'11" (2.09 x 0.89)

Wall to wall fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

9'6" x 7'10" (2.92 x 2.41)

Radiator, double glazed window to rear aspect.



EN-SUITE SHOWER ROOM

7'10" x 4'3" (2.41 x 1.32)

Walk in shower cubicle with mains shower, low level W/C, pedestal wash hand basin, part tiled walls, radiator, double glazed frosted window to front aspect.



BEDROOM THREE

9'8" x 6'4" (2.95 x 1.94)

Fitted cupboard, radiator, double glazed window to rear aspect.



BATHROOM

6'2" x 6'0" (1.88 x 1.84)

Bath, low level W/C, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window to rear aspect.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



INTEGRAL GARAGE

16'9" x 7'2" (5.11 x 2.19)

Up and over door to front, power, door into kitchen.

OUTSIDE

Rear garden laid to lawn, water tap, gate to side aspect.

To the front of the property is a grassed area with shrubbery.



GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

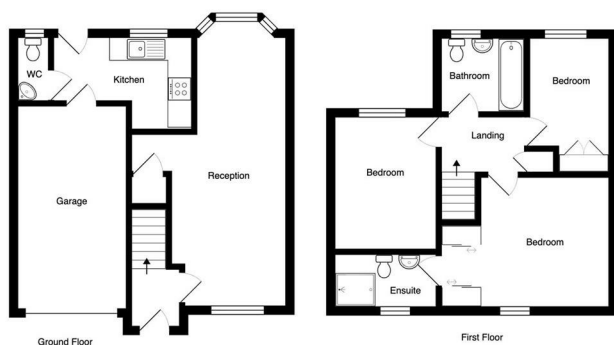
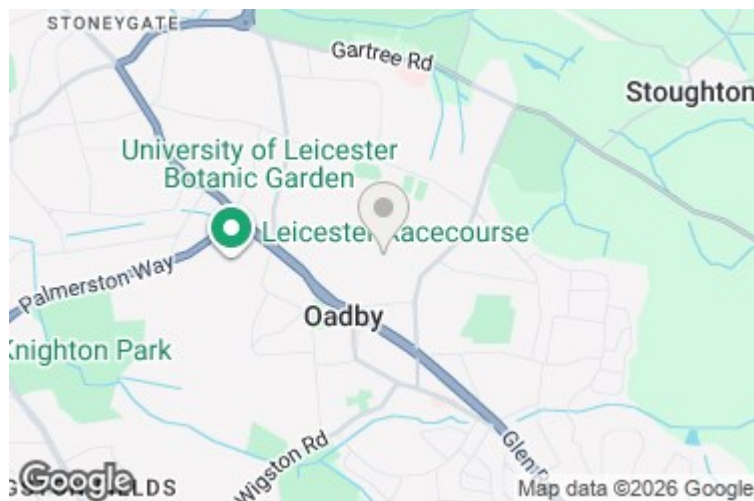
These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We

receive a portion of this fee for facilitating the checks



Total Area: 92.5 m² ... 995 ft²

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy. Photograph: Apperley Bennett Photography

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

