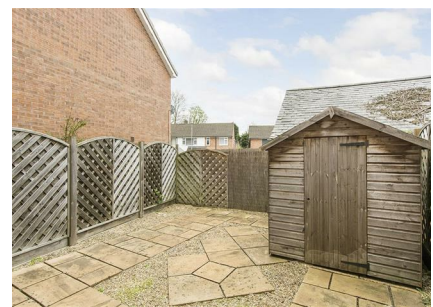


6 Wards End, Oadby, LE2 5AQ



£1,150 Per Month

Nestled in the tranquil area of Oadby, this charming end-terrace house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into a bright and airy open-plan kitchen lounge, perfect for both entertaining guests and enjoying quiet evenings at home. The kitchen is equipped with essential appliances, including a washing machine, tumble dryer, dishwasher, and fridge/freezer, ensuring convenience and ease in your daily routines.

The property features a downstairs toilet, adding to the practicality of the layout. Outside, you will find off-road parking for two vehicles, a valuable asset in this peaceful close, which enhances the overall appeal of the home.

The location is particularly desirable, offering a serene environment while still being within easy reach of local amenities and transport links. This property is a wonderful blend of comfort and functionality, making it a perfect choice for anyone looking to settle in a lovely part of Leicester.

This property is offered unfurnished and is available immediately.

Service without compromise

Open Plan Living Room & Kitchen Area



Kitchen Area



Accessed via opaque double-glazed composite front door. Wood laminate flooring. Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Stainless steel single sink and drainer. Washing machine, Tumble dryer, Dishwasher and Fridge/ Freezer all included. Double-glazed window to the front elevation. Radiator. Opening to stairs rise in to the first floor. Door to cloakroom/wc. Opening to living room area.

WC



Pedestal wash hand basin. Low level wc. Radiator. Wall mounted gas fired combination central heating boiler. Wood laminate flooring.

Living Room Area



Wood laminate flooring. Two radiators. Double-glazed French doors opening out to the rear garden. Double-glazed window to the rear elevation. Television point. Telephone point, Television Unit. Understairs storage cupboard. Full-width and full-height fitted storage units providing extensive additional storage space.

Landing



Timber balustrade. Doors to rooms.

Bedroom 1



Two double-glazed windows to the front elevation. Radiator. Television point. Fitted wardrobes and additional high-level storage cupboards.

Family bathroom



Low level WC and hand wash basin. Vanity mirror. Shower cubicle with dual rain shower fitment. Waterproof wall paneling. Tiled flooring. Hand rail. Extractor. Radiator.

Bedroom 2



Two double-glazed windows to the front elevation. Radiator. Fitted wardrobes and additional high-level storage cupboards.



Outside



To the front of the property is block paved parking for two cars. Gated side pedestrian access to the rear garden. The rear garden is mainly paved and gravelled for easy maintenance. Private and enclosed by high wall and fencing. Timber garden store.

Additional Information

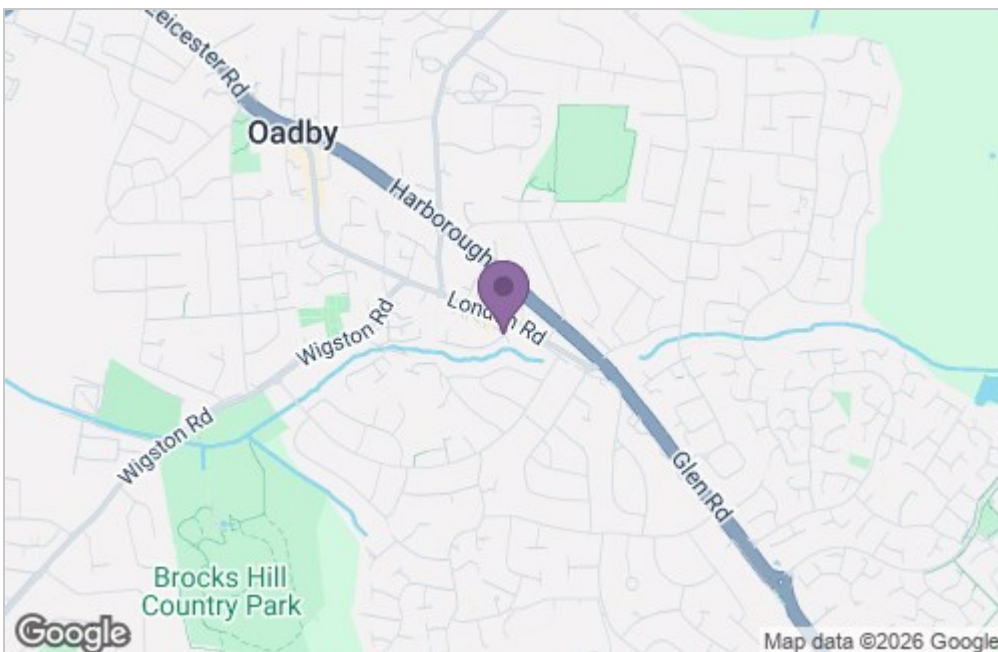
Council tax band B

Holding Deposit based on £1150 rent per calendar month amounting to £265

Damage deposit based on £1150 per calendar month amounting to £1326

Floor Plan

Area Map



Energy Efficiency Graph

