



**Chestnut Avenue, Oadby**  
Leicester, Leicestershire, LE2 5JH



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Offers In Excess Of £275,000**

Offered with No Upward Chain and situated within a short walk of Oadby Town Centre, this TWO BEDROOM SEMI-DETACHED BUNGALOW provides nicely presented and spacious accommodation being ideal for those looking to downsize within a popular and in demand area. Newton Fallowell Oadby are pleased to offer For Sale a property offering potential to extend (STPP) and situated close to local shops and amenities along with local bus routes into Leicester City Centre. The accommodation briefly comprises porch and hallway entrance, lounge, fitted kitchen, two bedrooms and a wet room. Outside there is a low maintenance frontage with side driveway leading to a single detached garage. The rear garden is paved with gravelled areas offering a spacious and private feel. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**

**Porch & Hallway**

Side porch entrance with tiled floor leading to inner hallway having carpet flooring, central heating radiator, loft access, meter cupboard, doors to all rooms.



### Lounge

**14'11" x 12'5" into bay (4.55 x 3.79 into bay)**

Spacious reception room having carpet flooring, central heating radiator, fireplace, window to the side and double glazed bay window to the front aspect.

### Kitchen

**10'2" x 8'6" (3.11 x 2.60)**

Fitted kitchen having wall and base mounted cupboards with worktops over, electric hob with extractor hood over and oven beneath, plumbing for washing machine, sink and drainer unit, tiled floor, part tiled walls, central heating radiator, double glazed window to the side and door to rear lobby.

### Lobby

**8'6" x 3'2" (2.60 x 0.97)**

Rear Lobby having tiled flooring, double glazed window to the rear aspect, door to the side and boiler room.

### Bedroom One

**12'2" x 11'5" (3.71 x 3.48)**

Double bedroom having fitted wardrobes and drawers, carpet flooring, central heating radiator and double glazed window to the front aspect.

### Bedroom Two

**10'8" x 8'11" (3.27 x 2.73)**

Second bedroom having central heating radiator, carpet flooring and double glazed window to the rear aspect.

### Wet Room

Fitted wet room having walk in shower, low level flush w/c, vanity wash hand basin, heated towel rail, vinyl flooring, tiled walls, double glazed window to the rear aspect.

### Outside

Low maintenance frontage with brick boundary wall and driveway to the side having gates to the detached single garage. The rear garden is spacious with paved and gravelled areas along with fenced boundaries.

### Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

### Council Tax Information

Oadby & Wigston Council - Tax Band C. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

### Thinking of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

### Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as



to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor



Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

