



Briar Meads, Oadby

In Excess of £280,000 Freehold

Chain-free three-bedroom semi-detached home on Briar Meads, Oadby, offering excellent potential for modernisation. With mature gardens, carport, and a great location for schooling.





Entrance Hall

Entered via a double-glazed door with natural light from a double-glazed window to the front elevation. Includes a radiator and stairs providing access to the first-floor landing.

Lounge

16' 11" x 10' 10" (5.16m x 3.30m)

Features natural light via double-glazed sliding patio doors leading to the rear garden. Includes a fireplace with tiled surround and hearth, a television point, and two radiators.

Dining Area

8' 5" x 7' 11" (2.57m x 2.41m)

Features a double-glazed window to the rear elevation, a radiator, and a door providing access to the kitchen.

Kitchen

11' 10" x 8' 2" (3.60m x 2.48m)

Equipped with a range of base and wall units with work surfaces, a stainless steel sink and drainer, and tiled splashbacks. Includes two cupboards and a double-glazed door providing access to the carport.

Downstairs WC

Features a double-glazed window to the front elevation, a low-level WC, and a wash hand basin.



First Floor Landing

Bedroom One

10' 11" x 10' 0" (3.33m x 3.05m)

Located at the rear of the property with a double-glazed window, built-in wardrobes, and a radiator.

Bedroom Two

10' 0" x 8' 5" (3.06m x 2.56m)

Located at the front of the property with a double-glazed window, built-in sliding door wardrobes, and a radiator.

Bedroom Three

10' 0" x 8' 11" (3.05m x 2.72m)

Features a double-glazed window to the rear elevation, a built-in cupboard, additional overhead storage cupboards, and a radiator.

Bathroom

6' 11" x 5' 9" (2.10m x 1.76m)

Features a double-glazed window to the side elevation, a bath with a shower head over and a screen, a low-level WC, a wash hand basin, tiled splashbacks, and a radiator.









Front Garden

Nicely maintained with mature flower beds, a driveway, and a path providing access to the front door.

Rear Garden

Features a part lawn and part patio area, a garden shed, and well-maintained borders.

Driveway

For one vehicle.

Carport

For one vehicle.

Important Notice:

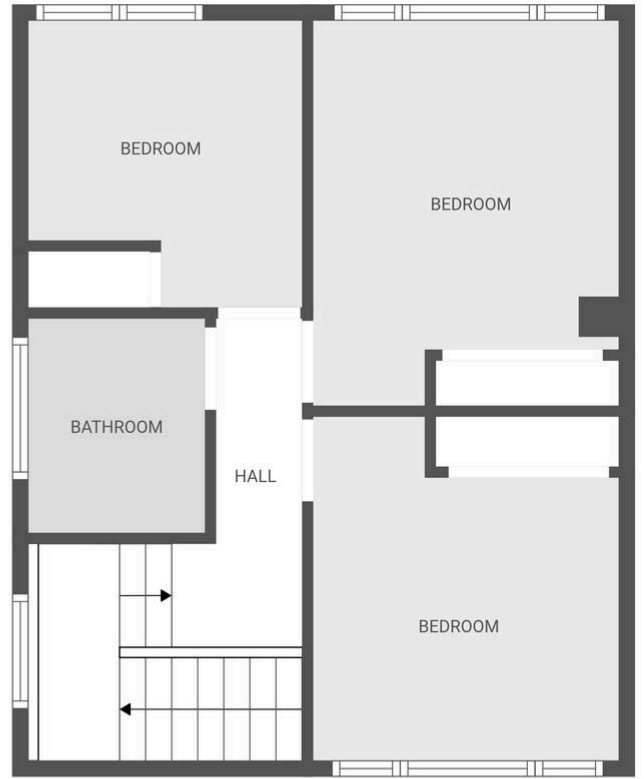
The property is to be sold subject to certain restrictive covenants. These include the reservation of mineral rights for underground working (with no rights for surface exploration), a requirement for any future development or alterations to receive prior approval under a plan approval covenant, and a restriction limiting the property to use as a single private dwelling occupied by one household.

Status of Seller:

The Church Commissioners is a registered charity (ch no 1140097), subject to charity law and regulated by the Charity Commission. As a charity, we are bound to comply with the law and our governance arrangements when dealing with our land. This means that we owe a legal duty to secure the best terms that can be reasonably obtained on disposal. During the sale process, we therefore reserve our right to continue to consider all offers received, in our discretion, up until contracts are legally exchanged.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is ideally situated for Oadby's highly regarded schools and benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.