

## 25 OXFORD STREET

EARL SHILTON, LE9 7BB

£168,500  
FREEHOLD

Well presented and spacious two double bedroom terraced house in popular location of Earl Shilton. With double glazing and central heating, the flexible accommodation briefly comprises; Separate lounge & dining room, good size kitchen, conservatory, cloaks/WC. To the first floor is landing, Master bedroom, further double bedroom, dressing room and bathroom. Externally is an enclosed garden to the rear. With no onward chain, an early viewing is strongly advised.



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## Lounge

12'2" x 11'10"

Accessed from double glazed door, double glazed window to front aspect, feature fireplace with gas fire, television point, radiator

## Lobby

Under stair cupboard, further store cupboards, door to;

## Dining Room

12'2" x 11'10"

Double glazed window to rear aspect, feature fire place with gas fire, door and stairs to first floor, radiator and leading to;

## Kitchen

10'6" x 6'9"

Double glazed window to side aspect, fitted with a range of eye and base level units with work surfaces over, single drainer sink unit, plumbing for washing machine, ceramic tiled splash backs and flooring, radiator, leading to;

## Cloaks/WC

Double glazed window to side aspect, vanity wash basin, low level WC, radiator and tiled walls.

## Conservatory

9'2" x 8'2"

Double glazed with lighting, radiator and door to garden.

## First Floor

Landing, leading to;

## Bedroom One

12'3" x 12'2"

Double glazed window to front aspect, radiator, fitted wardrobes and dresser to one wall (Exc. from measurement)

## Bedroom Two

11'9" x 12'2"

Double glazed window to rear aspect, radiator, leading to;

## Dressing room

Double glazed window to side aspect

## Bathroom

Fitted suite with low level WC, wash basin, bath with shower over and glazed shower screen, tiled walls and radiator

## Rear Garden


Enclosed garden, laid mainly to lawn with patio and shed



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

**EPC Rating: D    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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