



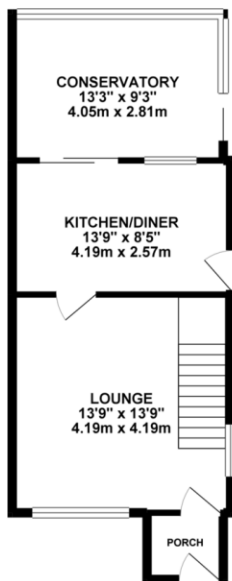
## FOR SALE

2 Bed Semi-Detached in Frome Avenue, Oadby, LE2 4GB  
Offers Over £240,000

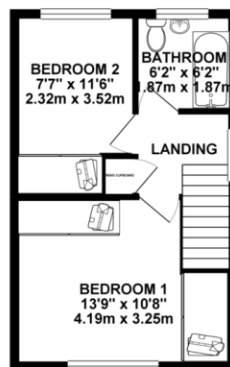
**\*\*NO CHAIN\*\*** A superb opportunity to acquire a two bedroom semi-detached property situated within a popular residential area on a generous corner plot with lots and lots of scope making this home an ideal first time buy or investment being conveniently placed within walking distance of local amenities, bus route and schools. The accommodation comprises: Entrance porch, lounge, kitchen/diner, conservatory, two double bedrooms and family bathroom. Outside there is generous lawned frontage and a fully enclosed rear garden with the potential for off road parking (STPP).



GROUND FLOOR 447.85 sq. ft.  
(41.61 sq. m.)



1ST FLOOR 305.09 sq. ft.  
(28.34 sq. m.)



TOTAL FLOOR AREA: 752.94 sq. ft. (69.95 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the floor area measurements, measurements of floor areas, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the measurements and should not rely on any measurements or floor plans. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
Issue with Ref: 10/11/11

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 80        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 57                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

- Two Bedroom Semi-Detached Home
- Scope For Extension (STPP)
- Generous Corner Plot
- Potential For Off Road Parking
- Good Sized Reception Room
- Kitchen/Diner
- Conservatory
- Ideal FTB or Investment

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

