



**Bushby Road, Oadby LEICESTER LE2 2GH**

**welcome to**

**Bushby Road, Oadby LEICESTER**

This delightful two-bedroom semi-detached home in Oadby features central heating & double glazing throughout. Enjoy a fitted kitchen with integrated gas hob/oven, a spacious master bedroom with en-suite & a downstairs W/C. The property offers a driveway for off-road parking & a private rear garden



**Lounge/Diner**

15' 3" x 13' 10" ( 4.65m x 4.22m )

Central heating and double glazed french doors leading into the rear garden.

**Kitchen**

11' 7" x 6' 5" ( 3.53m x 1.96m )

Central heating, double glazed window, fitted kitchen with integrated gas hob/oven and extractor fan.

**Downstairs W/C**

Central heating, double glazed window, w/c and sink

**Bedroom 1**

10' 9" x 10' 5" ( 3.28m x 3.17m )

Central heating, double glazed window and fitted wardrobe.

**En Suite Bedroom 1**

Central heating. double glazed window, w/c, sink and shower cubicle.

**Bedroom 2**

13' 9" x 7' 5" ( 4.19m x 2.26m )

Central heating, double glazing and fitted wardrobes.

**Bathroom**

Central heating, w/c, sink and bathtub.

**Front Garden**

Driveway for off-road parking.

**Rear Garden**

Grass and wooden fencing.



***view this property online*** [williamhbrown.co.uk/Property/OAD108606](http://williamhbrown.co.uk/Property/OAD108606)





**welcome to**

## **Bushby Road, Oadby LEICESTER**

- Two Bedrooms
- Modern Fitted Kitchen
- Central Heating and Double Glazing
- Downstairs W/C
- Driveway and Rear Garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

guide price

**£290,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/OAD108606](https://www.williamhbrown.co.uk/Property/OAD108606)



Property Ref:  
OAD108606 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0116 271 9671**



[oadby@williamhbrown.co.uk](mailto:oadby@williamhbrown.co.uk)



42 The Parade, Oadby, LEICESTER,  
Leicestershire, LE2 5BF



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**