



**Oliver Road, Leicester LE4 7GQ**

## **welcome to**

### **Oliver Road, Leicester**

A well-presented three-bedroom semi-detached home on Oliver Road, Rushy Mead, featuring generous living space with high ceilings, a fitted kitchen with garden access, and a stunning top-floor bedroom with en-suite and Juliet balcony overlooking the enclosed rear garden.

#### **Lounge**

Window to the front, window to the rear, fireplace. three TV points and two radiators.

#### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Window to the rear, window to the side and door to the side.

#### **First Floor Landing**

Stairs rising from the ground floor.

#### **Bedroom One**

Window to the front, TV point and radiator.

#### **Bedroom Two**

Window to the rear, TV point and radiator.

#### **Bathroom**

Window to the rear, bath with shower over, WC and hand wash basin.

#### **Second Floor Landing**

Window to the front and Juliet balcony to the rear.

#### **Bedroom Three**

Window to the front, Juliet balcony to the rear and TV point

#### **En-Suite**

Window to the rear, shower cubicle, WC and hand wash basin.

#### **Rear Of Property**

To the rear of the property is an enclosed garden laid to lawn with a paved area. The rear garden has a private locked entry.

#### **Agents Note**

The Vendor has advised that the property has insulated plasterboard through the ground and first floor and Cellatex insulation on top floor. The ground floor has full insulation under the floor . Solid concrete floor .





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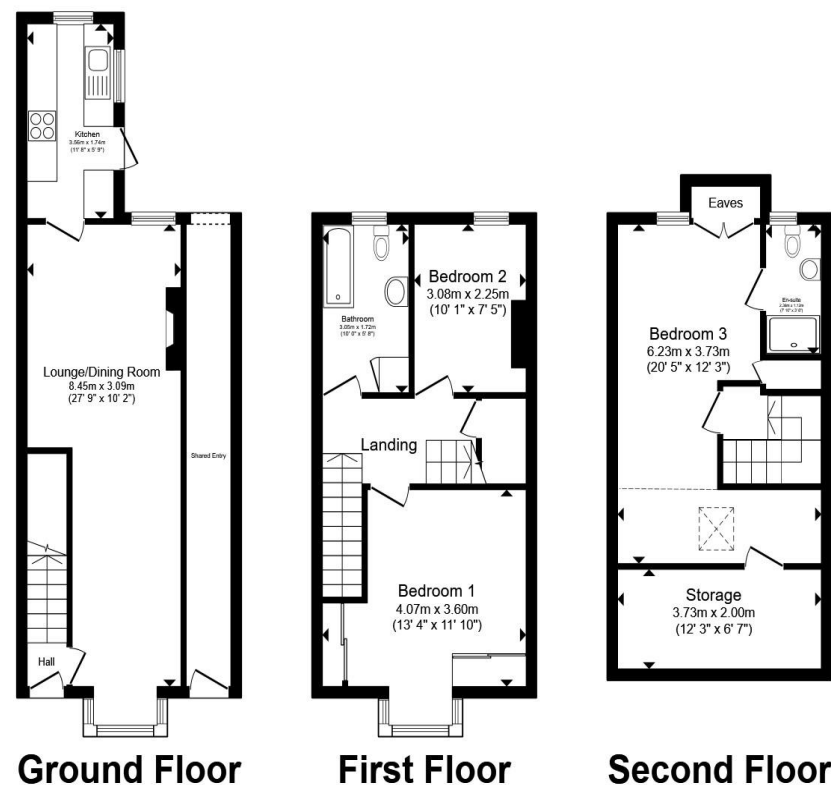
welcome to

## Oliver Road, Leicester

- Three Bedrooms
- High Ceiling Lounge
- Fitted Kitchen
- En-Suite
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£315,000**



Total floor area 110.7 m<sup>2</sup> (1,192 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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LHS120747 - 0005

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