



23 Wych Elm Road, Oadby, Leicester, LE2 4EF
£300,000

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**  **LAND AND
PROPERTY
PROFESSIONALS**

23 Wych Elm Road

Oadby, Leicester, LE2 4EF

Well presented 3-bed semi in Oadby with no upward chain. Features gardens, garage, parking, en-suite, and open plan kitchen. Close to schools, transport, and amenities.

Council Tax band: D

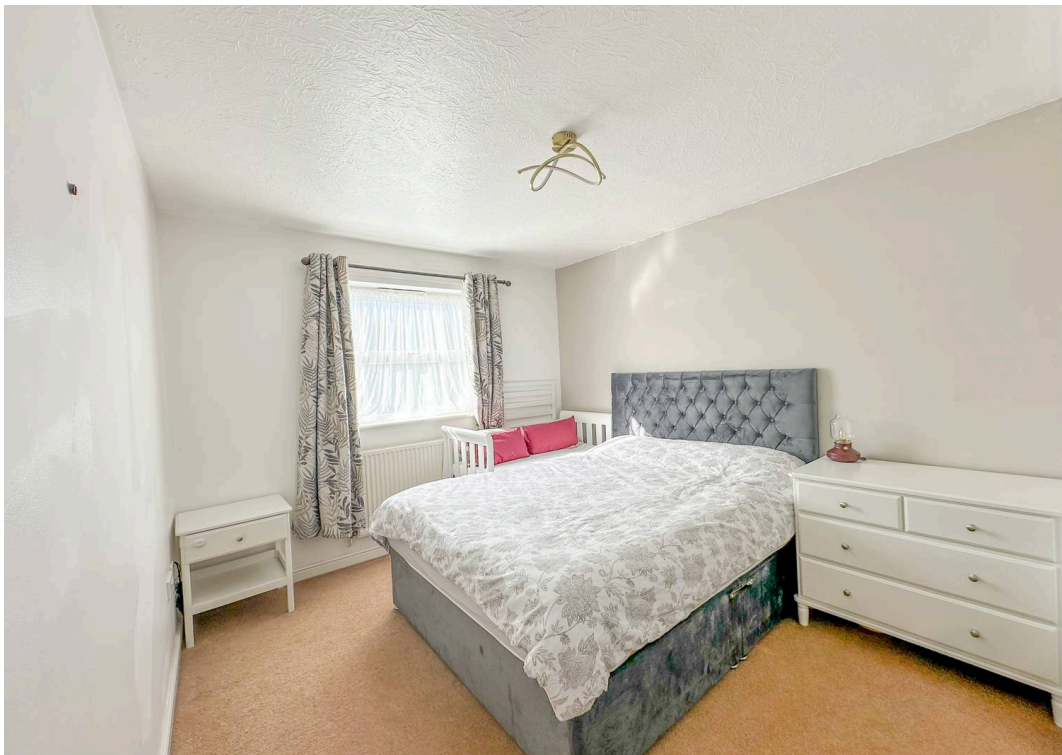
Tenure: Freehold

EPC Energy Efficiency Rating: D

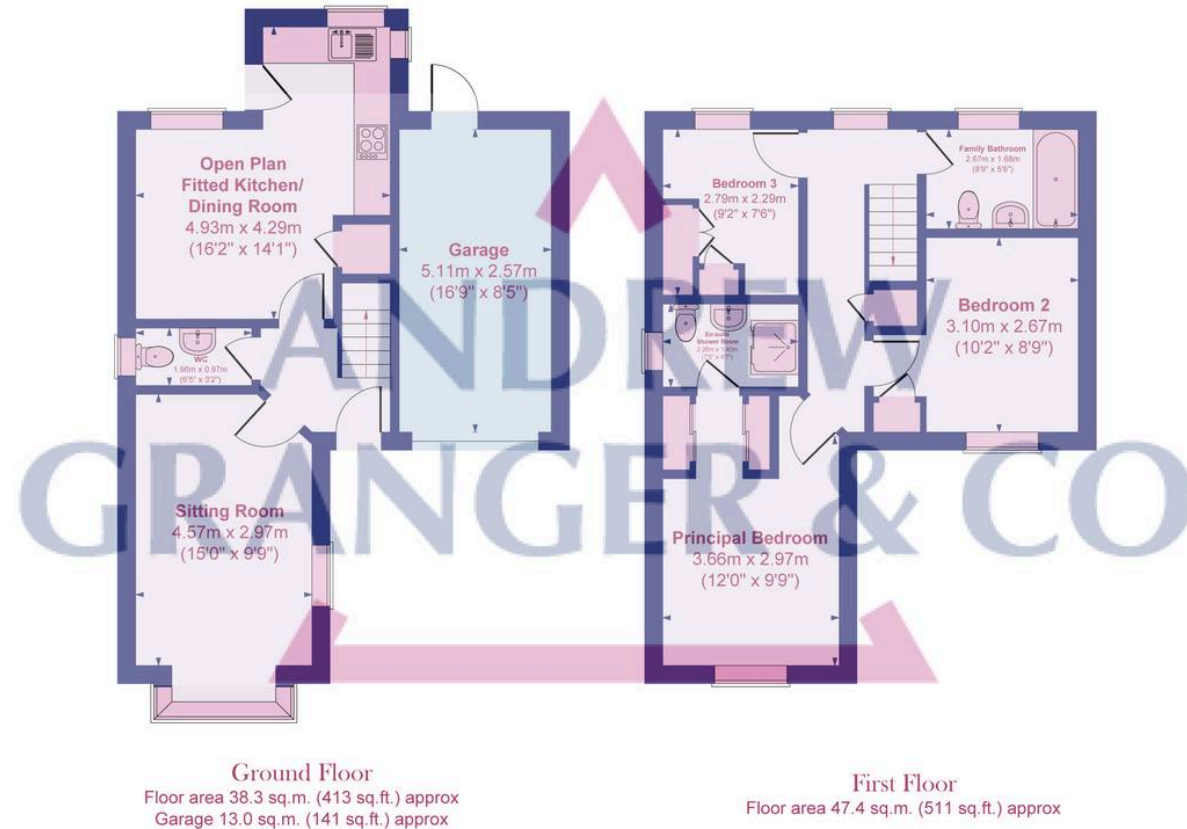
EPC Environmental Impact Rating:

- No upward chain
- Three-bedroom semi-detached home
- Sought-after Blackthorn Manor estate
- Ideal for first-time buyers and young families
- Large and spacious rear garden
- Open plan kitchen dining room
- Off-road parking and garage
- Potential to extend or convert garage





Approximate Gross Internal Area
85.8 sq. m. (924 sq. ft.)
Garage At 13.0 sq. m. (141 sq. ft.)
Total 98.8 sq. m. (1065 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.