



**Asking Price £240,000**

**Erringtons Close, Oadby, Leicester, LE2 4RP**

- Semi Detached House
- Lounge
- Downstairs W/C
- Freehold
- EPC Rating C Council Tax Band B
- Two Double Bedrooms
- Kitchen
- Bathroom
- No Chain
- Allocated Parking Space and Garage



A nicely presented TWO DOUBLE bedroom END TERRACED property situated in this CUL DE SAC development and offered for sale with NO CHAIN.

The accommodation briefly comprises an entrance hall, lounge, kitchen and a w/c on the ground floor. On the first floor there are two bedrooms and a bathroom.

Well located with easy access to Oadby Town Centre and Leicester City Centre, not to mention local schooling.

The house also benefits from its own ALLOCATED PARKING SPACE and GARAGE.

#### ENTRANCE HALL

Double glazed front door, fuse box attached to wall, staircase rising to first floor.



#### LOUNGE

**13'6" x 11'8" (4.14 x 3.56)**

Coving, under stairs cupboard, radiator, double glazed sliding patio doors to rear aspect leading out into garden.



#### KITCHEN

**8'10" max x 8'7" (2.70 max x 2.62)**

Fitted units with worktops and tiled splashbacks, sink with drainer, four ring gas hob with oven and extractor, boiler, space for fridge freezer, spotlights, radiator, double glazed window to front aspect.



#### DOWNSTAIRS W/C

**4'9" x 3'1" (1.46 x 0.96)**

Pedestal wash hand basin, low level W/C, radiator, double glazed frosted window to side aspect.



#### **LANDING**

Access to loft, radiator.



#### **BEDROOM TWO**

**13'6" into wardrobes x 9'3" (4.14 into wardrobes x 2.83)**

Fitted wardrobes coving, radiator, double glazed window to rear aspect.



#### **BEDROOM ONE**

**13'6" max x 8'5" (4.14 max x 2.59)**

Built in cupboard housing water tank, radiator, double glazed window to front aspect.



#### **BATHROOM**

**6'2" x 5'7" (1.89 x 1.71)**

Bath with electric shower, pedestal wash hand basin, low level W/C, part tiled walls and tiled floor, radiator, double glazed frosted window to side aspect.

#### **GARAGE**

The garage is the middle garage located to the rear of the property.

There is also a parking space at the rear.



#### OUTSIDE

Paved area, mainly laid to lawn with flower borders, side gate.

To the front of the property is a light and water tap.



#### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

#### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

#### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

#### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

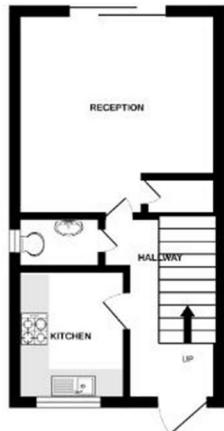
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

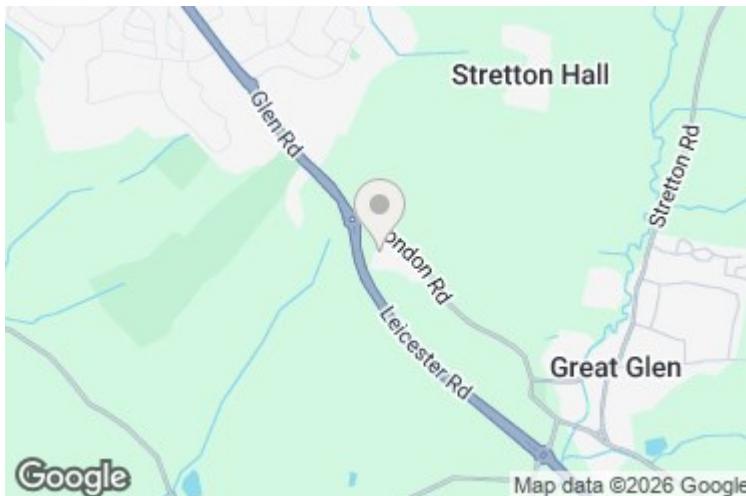
Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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**THINKING OF SELLING?**



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- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

