



## Regent Street, Oadby, Leicester

£210,000 Freehold

A well-presented two-bedroom terraced home in Oadby, featuring a kitchen breakfast room with French doors, courtyard garden, and allocated rear parking. Ideal for first-time buyers or investors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 271 3333





### **Living Room**

13' 5" x 11' 10" (4.10m x 3.60m)

With a double-glazed window to the front elevation, stairs to the first floor, lino flooring, and a radiator.

### **Kitchen Breakfast Room**

13' 5" x 6' 4" (4.10m x 1.92m)

With a double glazed French doors and window to the rear elevation, a stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, a built-in oven and gas hob with stainless steel chimney hood over, plumbing for a washing machine, lino flooring, and a radiator.

### **First Floor Landing**

With loft access.



### **Bedroom One**

10' 7" x 9' 3" (3.22m x 2.83m)

With a double-glazed window to the front elevation, lino flooring, and a radiator.

### **Bedroom Two**

9' 0" x 6' 7" (2.75m x 2.00m)

With a double-glazed window to the rear elevation, lino flooring, a cupboard, and a radiator.

### **Bathroom**

6' 7" x 5' 10" (2.00m x 1.77m)

With a double-glazed window to the rear elevation, bath with electric shower over, wash hand basin, low-level WC, lino flooring, and heated towel rail.

### **Front Garden**

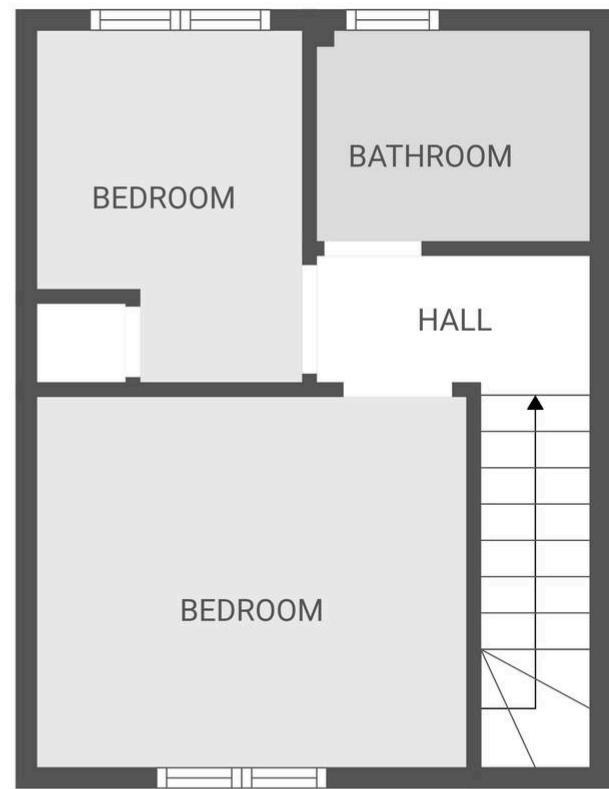
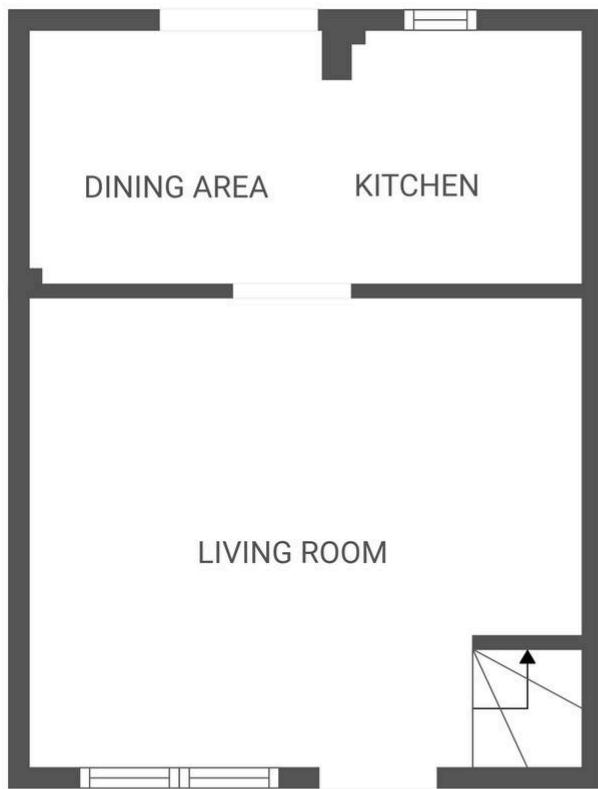
With a paved front forecourt.

### **Rear Garden**

With a paved rear courtyard style garden with a fenced perimeter and a rear gate leading to an allocated parking space to the rear.

### **Parking**

Off-road parking suitable for one car or two small cars



Ground floor

1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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