



36 Copse Close, Oadby, Leicester, LE2 4FB

Offers Over **£325,000**



Part of



36 Copse Close

Oadby, Leicester

Located in the heart of Oadby, this three-bedroom detached home on Copse Close is ideal for families, benefiting from highly regarded primary & secondary schooling, local shops, supermarkets, cafés, restaurants & nearby parks. Spacious living accommodation, kitchen/diner, an enclosed rear garden, along with the added benefits of a driveway and carport. No upward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

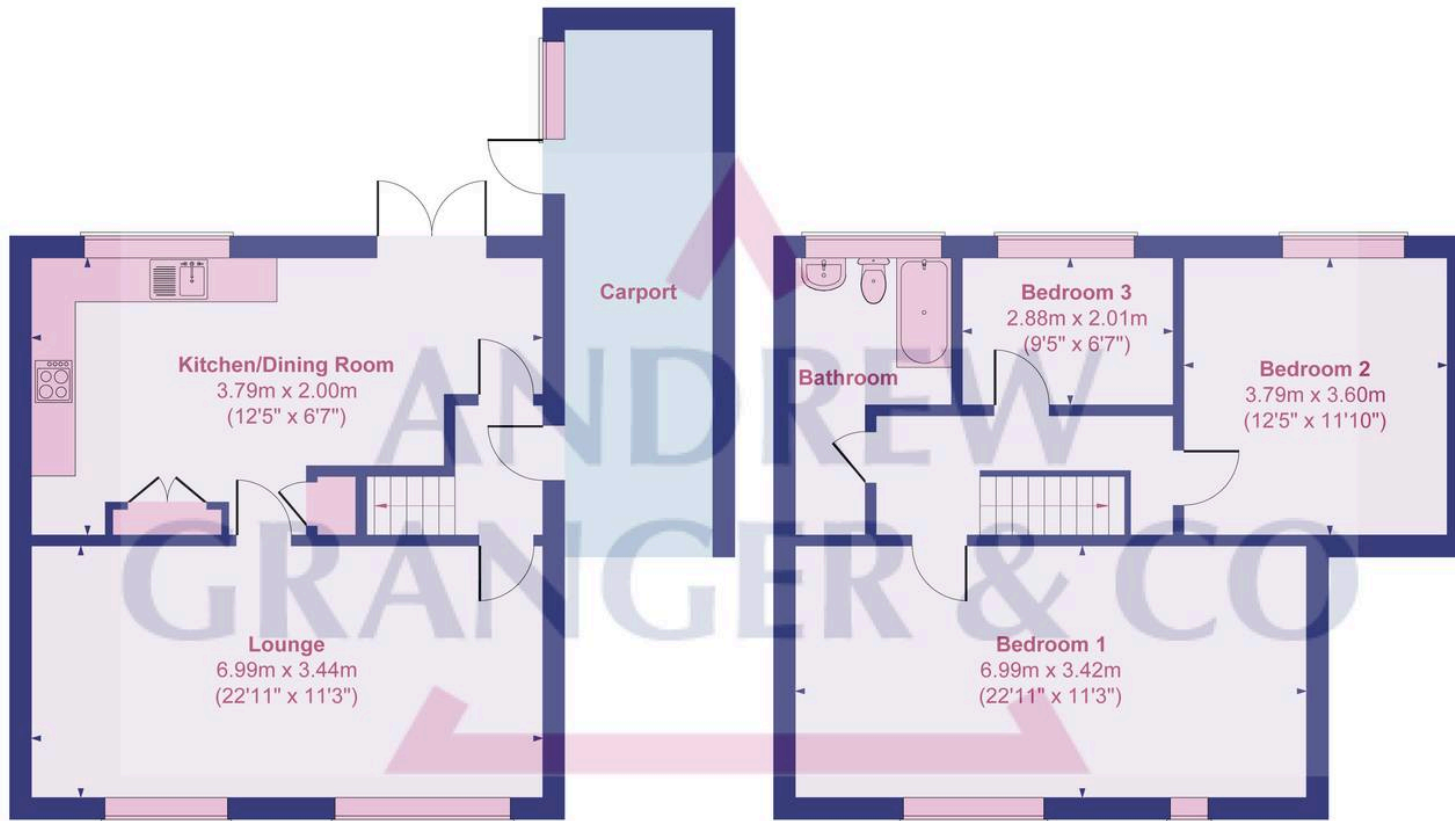
EPC Environmental Impact Rating: D

- No upward sales chain
- Prime residential location close to a range of amenities
- Situated within the catchment area of a number of highly reputable schools
- Open plan kitchen/diner leading out onto the garden
- Ample off road parking for multiple vehicles
- Private, enclosed rear garden





Approximate Gross Internal Area
110.3 sq. m. (1187 sq. ft.)



Ground Floor
Floor area 51.5 sq.m. (554 sq.ft.) approx

First Floor
Floor area 58.8 sq.m. (633 sq.ft.) approx

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)

41c The Parade, Oadby, Leicester, LE2 5BB

01162429922 · oadbysales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk

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.