



1 Oadby Court Leicester Road, Oadby

Offers Over **£350,000**



Part of



1 Oadby Court Leicester Road

Oadby, Leicester

Beautifully presented 3-bed Art Deco home in central Oadby. Spacious living, mature garden, driveway, near top schools and amenities. No chain. Ideal for families. Early viewing advised. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

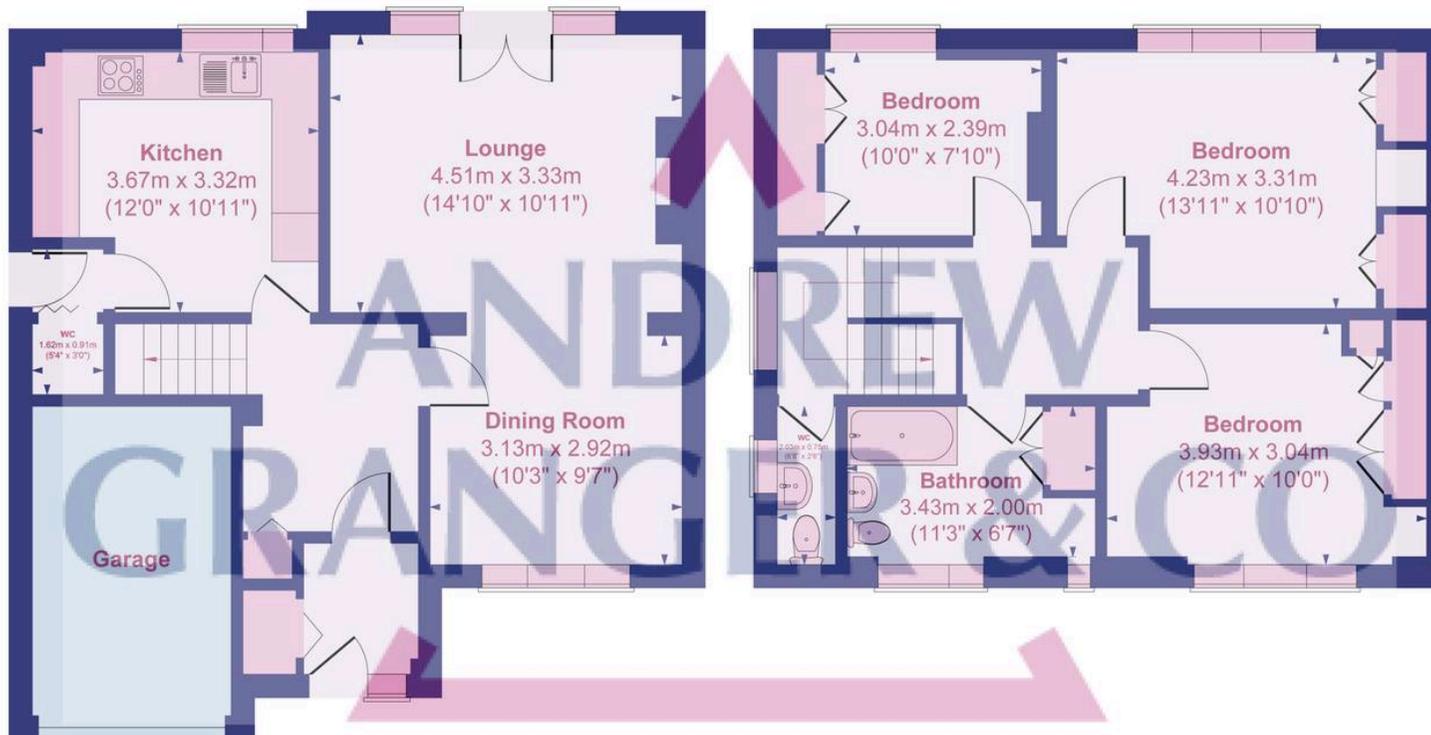
EPC Environmental Impact Rating: E

- Offered with no upward chain
- Attractive three-bedroom Art Deco family home
- Spacious lounge and open-plan dining room
- Fitted kitchen with additional ground-floor WC
- Three well-proportioned bedrooms with fitted wardrobes
- Long driveway providing excellent off-road parking
- Mature, established rear garden with extension potential to the side and rear (stpp)
- Prime Oadby location close to top schools, shops and transport links





Approximate Gross Internal Area
107.1 sq. m. (1153 sq. ft.)
EXcluding Garage
Total 107.1 sq. m. (1153 sq. ft.)



Ground Floor
Floor area 52.7 sq.m. (567 sq.ft.) approx
Ecluding Garage

First Floor
Floor area 54.4 sq.m. (586 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@asbuillenergysurveys.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.