



The Pastures,Oadby LEICESTER LE2 4QD

Not for marketing purposes INTERNAL USE ONLY

welcome to

The Pastures, Oadby LEICESTER

Well-presented three-bedroom detached property located in the popular Oadby area of Leicester. Offering a fitted kitchen with integrated extractor fan, gas central heating, double glazing throughout, family bathroom, enclosed rear garden and driveway providing off-road parking.

Front Garden

Driveway for off-road parking

property purchase does not go ahead."

Lounge

Central heating and double glazed window

Kitchen/Diner

Central heating and double glazed window and french doors leading into the rear garden. Fitted kitchen with integrated extractor fan.

W/C

Ground floor w/c and sink

Bedroom 1

Central heating and double glazed window.

Bedroom 2

Central heating and double glazed window.

Bedroom 3

Central heating and double glazed window

Bathroom

Towel rail, double glazed window, w/c, sink and bathtub

Rear Garden

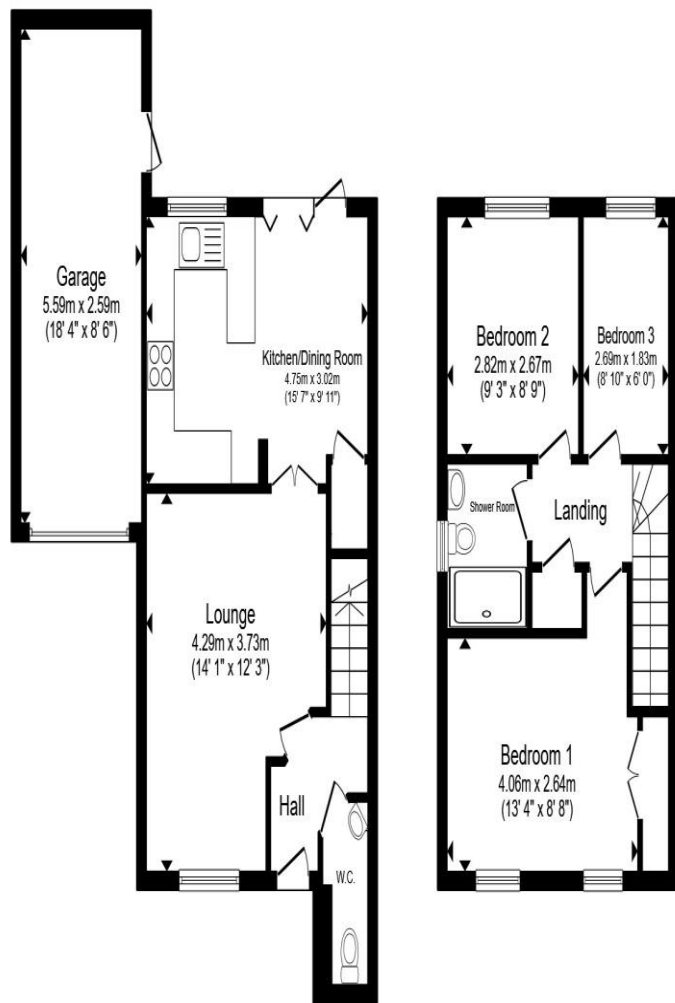
grass and wooden fencing

Garage

Single garage

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the



Ground Floor

First Floor

Total floor area 86.4 m² (930 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
The Pastures,
Oadby LEICESTER

- Oadby
- Three Bedrooms
- Detached
- Fitted kitchen
- Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£350,000



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Property Ref:
OAD108949 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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