



## Erringtons Close, Oadby

Offers Over £220,000

A fantastic opportunity for a first time buyer or investors alike. A BEAUTIFULLY PRESENTED two bedroom townhouse complete with parking facilities, garage and a private rear garden. NO CHAIN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 271 3333





### Entrance Hall

With stairs to first floor, carpet floor, radiator.

### Ground Floor WC

4' 9" x 3' 2" (1.45m x 0.97m)

With double glazed window to the side elevation, vinyl floor, low-level WC, wash hand basin, part tiled walls, radiator.

### Kitchen

8' 10" x 8' 7" (2.69m x 2.62m)

With double glazed window to the front elevation, vinyl floor, wall and base units with work surface over, part tiled walls, fitted oven and hob, extractor fan, sink and drainer, space for washing machine, space for under counter fridge, boiler (inside cupboard), radiator.



### **Lounge**

13' 7" x 12' 3" (4.14m x 3.73m)

With double glazed sliding patio doors to the rear elevation, carpet floor, built-in storage cupboard, radiator.

### **First Floor Landing**

With carpet floor, loft access.

### **Bedroom One**

11' 7" x 9' 3" (3.53m x 2.82m)

Measurement up to wardrobes. With double glazed window to the rear elevation, carpet floor, fitted wardrobes, radiator.

### **Bedroom Two**

13' 7" x 8' 6" (4.14m x 2.59m)

With double glazed window to the front elevation, carpet floor, built-in storage cupboard, radiator.

### **Bathroom**

6' 2" x 5' 7" (1.88m x 1.70m)

With double glazed window to the side elevation, bath with electric shower over, low-level WC, wash hand basin, mirrored storage/medicine cabinet, vinyl floor, part tiled walls, radiator.

### **Front Garden**

Forecourt frontage with pebbles area, paved pathway.

### **Rear Garden**

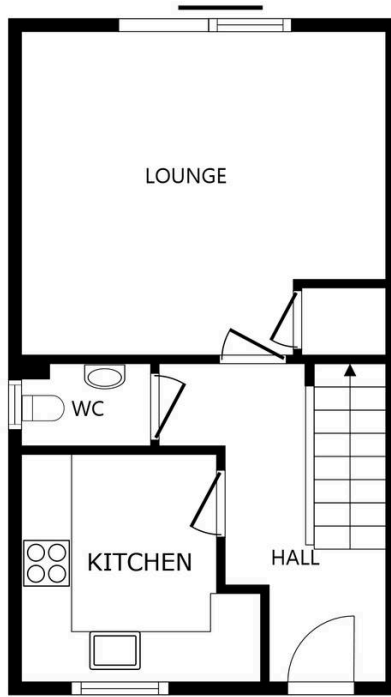
With gate to side access, paved patio area, lawn, flowerbeds and shrubs, fencing to perimeter.

### **Allocated Parking**

Parking place labelled G.

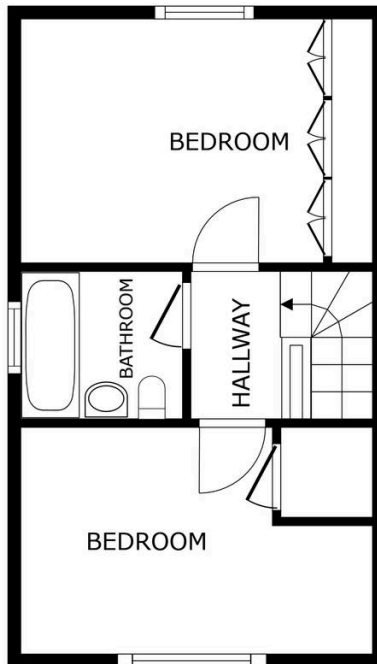
### **Garage**

1 vehicle - Please note that the garage is held under a separate Leasehold title.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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