

**FOR SALE**



**Carfax Avenue, Oadby, Leicester**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Asking Price Of £250,000**

**MARTIN & CO**



- **Oadby & Wigston Council**
- **EPC - E**
- **Location - Oadby**
- **Requires full renovation**
- **Bay fronted**
- **Council Tax Band - B**
- **Freehold**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

**PROPERTY DESCRIPTION** Martin & Co Leicester are delighted to offer to the market this traditional three-bedroom semi-detached property offering an excellent opportunity for buyers looking to create their dream home. Situated in a popular residential area. The property benefits from a generous plot with a large rear garden and off-road parking.

**Key Features:**

- Three Bedrooms – Two well-proportioned doubles and a good-sized single.
- Two Reception Rooms – Featuring bay windows and original fireplaces.
- Kitchen – Compact layout with rear access, ready for modernisation.
- Bathroom – Includes a traditional roll-top style bath and pedestal sink.
- Rear Garden – Perfect for landscaping or extension (subject to planning).
- Front Garden – space for one vehical.

The property is in need of full refurbishment throughout, making it an ideal project for investors or homeowners seeking to add value. With its character features and generous outdoor space, this home has fantastic potential.

**Location:** Close to local amenities, schools, and transport links, offering convenience and community living.

**Viewing Highly Recommended** – This is a rare opportunity to transform a property to your own taste.



LOUNGE 11' 11" x 10' 10" (3.63m x 3.3m)

DINNING ROOM 11' 10" x 12' 6" (3.61m x 3.81m)

KITCHEN 6' 11" x 8' 7" (2.11m x 2.62m)



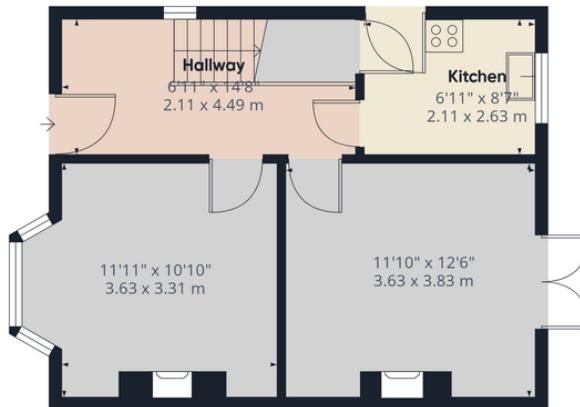
BEDROOM ONE 10' 0" x 13' 0" (3.05m x 3.96m)

BEDROOM TWO 11' 10" x 12' 6" (3.61m x 3.81m)

BEDROOM THREE 6' 11" x 7' 7" (2.11m x 2.31m)

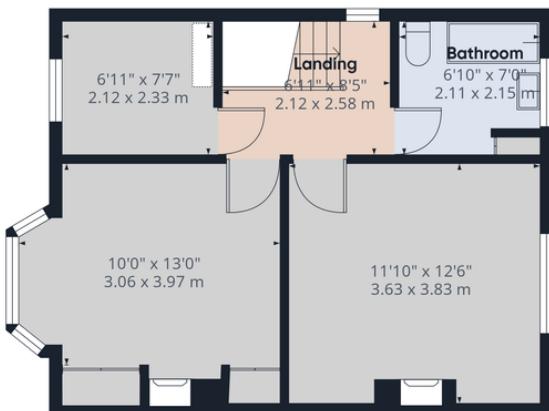
BATHROOM 6' 10" x 7' 0" (2.08m x 2.13m)





Approximate total area<sup>(1)</sup>  
864 ft<sup>2</sup>  
80.3 m<sup>2</sup>

Floor 0



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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**MARTIN & CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.