





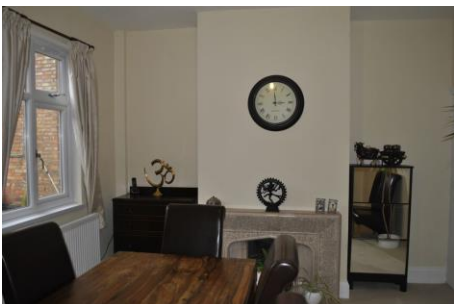


Offers in the region of £259,000
Trafford Road, Leicester, LE5



-  FOUR BED TERRACED
-  TWO RECEPTION ROOMS
-  FOUR DOUBLE BEDROOMS
-  TWO STOREY BRICK BUILDING TO REAR
-  FOUR BRICK BUILT STORAGE UNITS
-  CARPORT TO THE SIDE

Oadby Estates are pleased to present to the market a four bed terraced property located on Trafford Close, Leicester. The ground floor of the property consists of entrance hall, two spacious reception rooms and a modern kitchen. The first floor of the property consists of four double sized bedrooms and a family bathroom. Externally, the property benefits from a two storey brick building to the rear of the property and carport to the side. The property is close to Uppingham Road and close to local amenities. Contact Oadby Estates on 0116 271 3600.



The accommodation comprises

Ground Floor

Entrance Hall

Welcoming entrance hall with wooden door, tiled flooring and stairs leading to the first floor. Access to both reception rooms and the kitchen.

Reception Room One

Spacious first reception with double glazed windows facing the front aspect. Finish with luxury carpet.

Reception Room Two

Second reception room currently being used as the dining room. Feature fireplace, under stairs storage and double glazed windows. Finished with luxury carpet.

Kitchen

The kitchen has a range of wall and base units, stainless steel sink, built in single oven and gas hob with extractor. Space for appliances and double glazed windows. Finished with Vinyl effect flooring.

Stairs leading to

First Floor

First Floor Landing

Access to four double bedrooms and family bathroom. The landing also has a large storage cupboard.

Master Bedroom

Large master bedroom with double glazed windows facing the front aspect. Finished with luxury carpet.

Bedroom Two

Spacious double sized bedroom with double glazed windows facing the front aspect. Finished with luxury carpet.

Bedroom Three

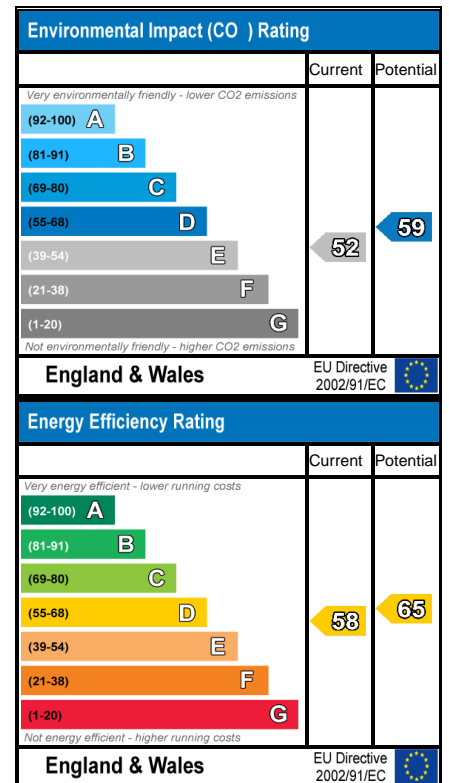
Doubled sized bedroom with ample room. Double glazed windows. Finished with luxury carpet.

Bedroom Four

Bedroom four currently being used as an office. Double glazed window. Finished with luxury carpet.

Family Bathroom

The family bathroom consists of W.C, wash hand basin and bath tub with overhead shower. Double glazed window and vinyl effect flooring.

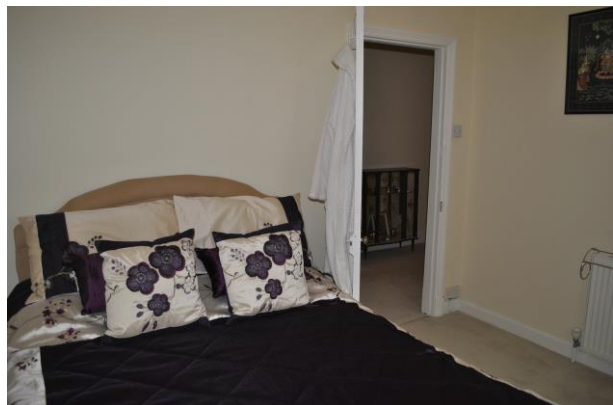


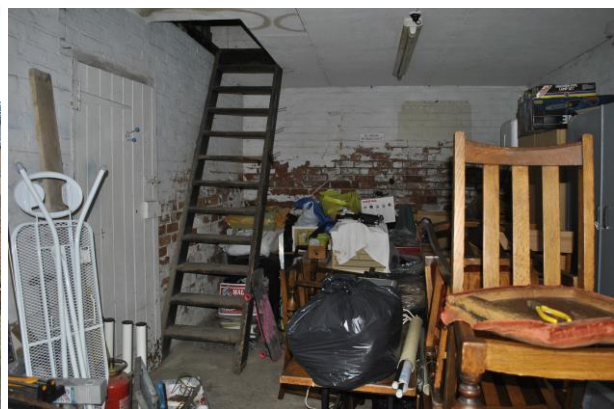
Two Storey Brick Building

The ground floor consist of double door entrance and two rooms. The first floor also has two rooms, windows and power.

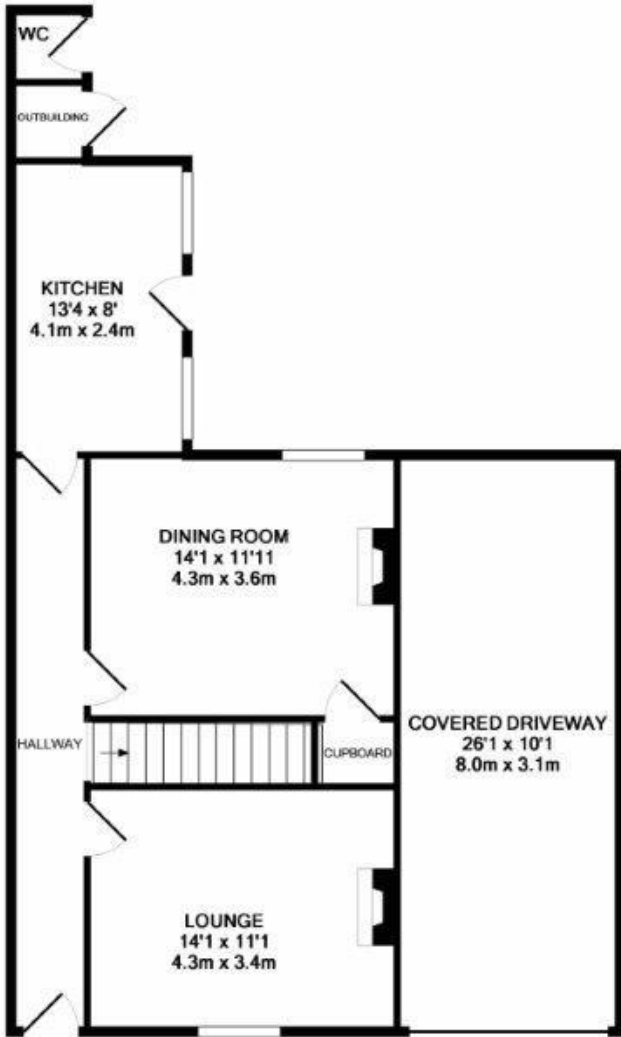
Externally

The property benefits from having a carport to the side of the property, private patio rear garden and four brick built storage units.

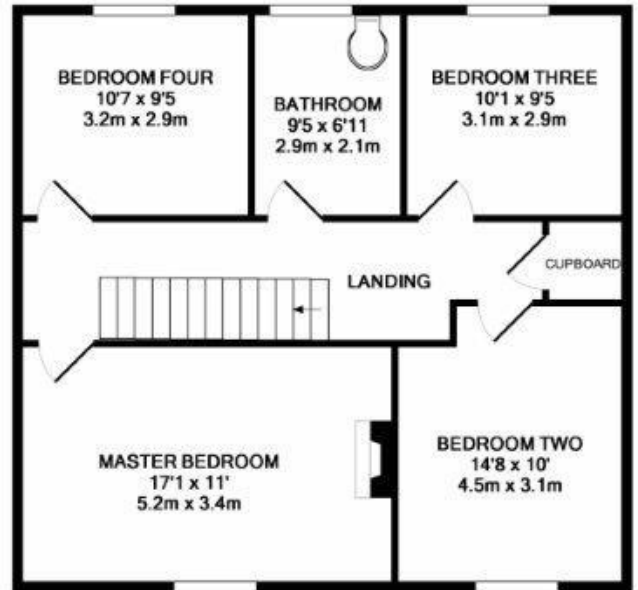




General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



GROUND FLOOR
APPROX. FLOOR
AREA 850 SQ.FT.
(79.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(66.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1571 SQ.FT. (145.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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