


Offers in the region of £259,000 Severn Road, Oadby, LE2



-  3 BED SEMI-DETACHED
-  PARKING + GARAGE
-  PRIME LOCATION
-  SCHOOL CATCHMENT
-  GAS CENTRAL HEATING
-  POTENTIAL INVESTMENT OPPORTUNITY

Oadby Estates is proud to present to the market this lovely three bed semi-detached house located on Severn Road in the sought after area of Oadby. The property consists of a large through lounge/diner with a fireplace, contemporary fully fitted kitchen, three good sized bedrooms and a family bathroom. The master bedroom also benefits from fitted wardrobes. Externally the property benefits from off road parking, carport and garage with a low maintenance garden to the front and rear.

The property is in the school catchment for Brookside Primary and Manor High School amongst others and will prove to be in high demand. There are also direct links to local amenities in Oadby village and the city centre. Viewings are now available and is recommended to avoid disappointment.



Entrance Hall

Lounge

Large living space including a gas fire place, radiator and fitted with carpet throughout. Window located to the front of the property. Attached to a dining area with access to the garden through patio sliding doors.

Kitchen

Lino, cupboards and work tops with separate storage cupboard. Fitted radiator.

Bedroom 1

Painted walls, carpeted and fitted radiator. Window facing the front of the property.

Bedroom 2

Window to the front of the property, fitted carpets and radiator.

Bedroom 3



Located at the rear of the property with window facing onto the garden. Fitted wardrobe space and radiator.

Family Bathroom

Tiled walls and flooring, bath tub with shower, sink and radiator.

Garage

Access through side carport

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 





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.