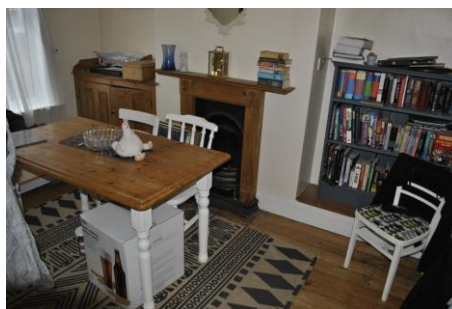


## Offers in the region of £175,000 St. Leonards Road, Leicester, LE2



- 📍 TWO DOUBLE BEDROOMS
- 📍 PRIVATE REAR GARDEN
- 📍 INVESTMENT OPPORTUNITY
- 📍 CLOSE TO LEICESTER TRAIN STATION
- 📍 CLOSE TO UNIVERSITY OF LEICESTER
- 📍 DOUBLE GLAZED THROUGHOUT

Oadby Estates are pleased to offer to the market a two bed terraced property located on St. Leonards Road, Leicester, LE2. The ground floor of the property consists of hallway, spacious lounge, dining room and a kitchen. The first floor of the property consists of two double bedrooms and a large family bathroom. Externally, to the front the property, there is on street parking and to the rear there is a private garden. Benefits from being located close to University of Leicester, City Centre and Leicester Train Station. Double glazed throughout. Viewing highly advised. Contact Oadby Estates now!



The accommodation comprises

## Ground Floor

### Reception 1

Reception room one is currently being used at the dining room. Double glazed window to the front aspect and access to reception room two.

### Reception 2

Reception room two is currently being used as the lounge, spacious room with double glazed window the rear aspect. Access to the kitchen.

### Kitchen

Kitchen has a range of wall and base units, stainless steel sink. Double glazed window to the side and rear aspect.

### Stairs leading to

## First Floor

### Bedroom 1

Bedroom one is a double sized bedroom with double glazed window allowing in natural light.

### Bedroom 2

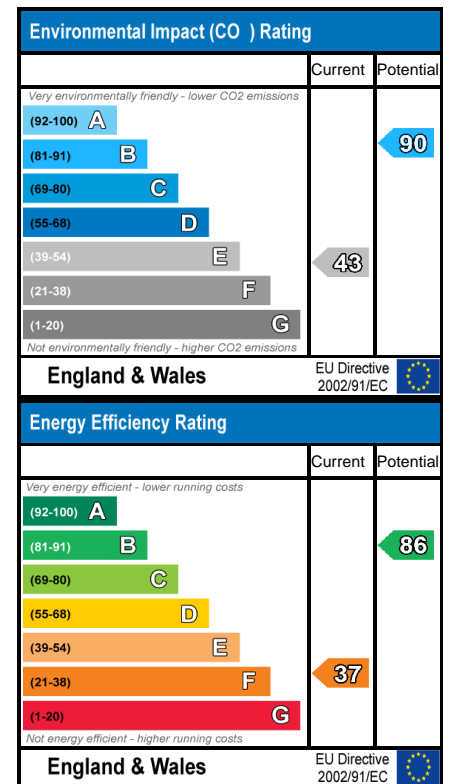
Bedroom two is also a double sized bedroom with double glazed window.

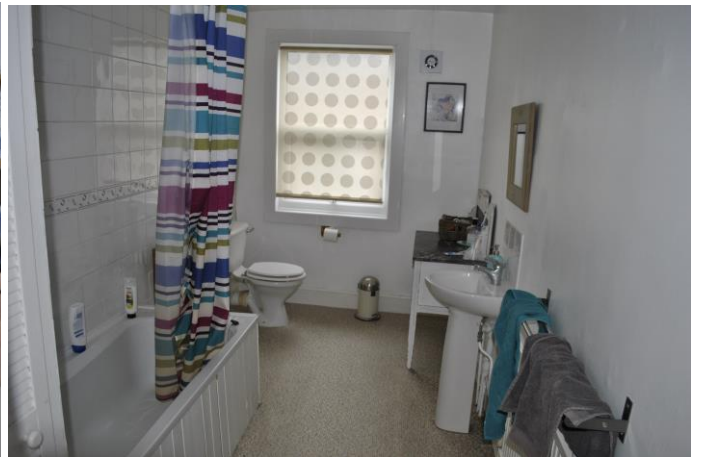
### Family Bathroom

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

### Garden

Property benefits from having a low maintenance garden.





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.

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