

*Asking price of £950 per month  
Severn Road, Oadby, LE2*



-  THREE BED BUNGALOW
-  OFF ROAD PARKING
-  SINGLE GARAGE
-  FITTED KITCHEN
-  SOUGHT AFTER LOCATION
-  DOWNSTAIRS W.C

Oadby Estates are pleased to present to the market a three bed detached bungalow on Severn Road, Oadby. The property consists of a spacious living room, fitted kitchen, conservatory, downstairs W.C, three spacious bedrooms and family shower room. Externally, to the front of the property there is a small low maintenance paved area and off street parking. To the rear of the property, there is a low maintenance secluded garden. The property is located in a sought after area and is close to local amenities and schools. For more information or to arrange a viewing contact Oadby Estates on 0116 271 3600.



The accommodation comprises

Entrance Hall

Lounge

A spacious open living area with a large bay window overlooking the front of the property. The room is finished with luxury laminate flooring and provides access to the master bedroom and main hallway.

Bedroom 1

Bedroom one is a double bedroom with a spacious wardrobe and finished carpeted flooring.

Bedroom 2

Bedroom two is also a double bedroom finished with laminate flooring. This room is located to the rear of the property.

Bedroom 3

Bedroom three is a spacious single room finished with laminate flooring.

Shower Room

This spacious shower room is located in the centre of the property. This room contains a W.C, a wash basin and shower.

Kitchen

This spacious fitted kitchen is located to the front of the property. The room consists of a range of wall and base units, work surfaces and a stainless steel sink.

Separate W.C



This room is accessed via the entrance hall to the front of the property and consists of a W.C and wash hand basin.

Conservatory

The conservatory is excellent feature of the property. The conservatory is spacious and overlooks the rear garden. The room is finished with tiled flooring.

Rear Garden

The rear garden is secluded and offers a peaceful escape. The area is paved and has a small shed in the background.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.