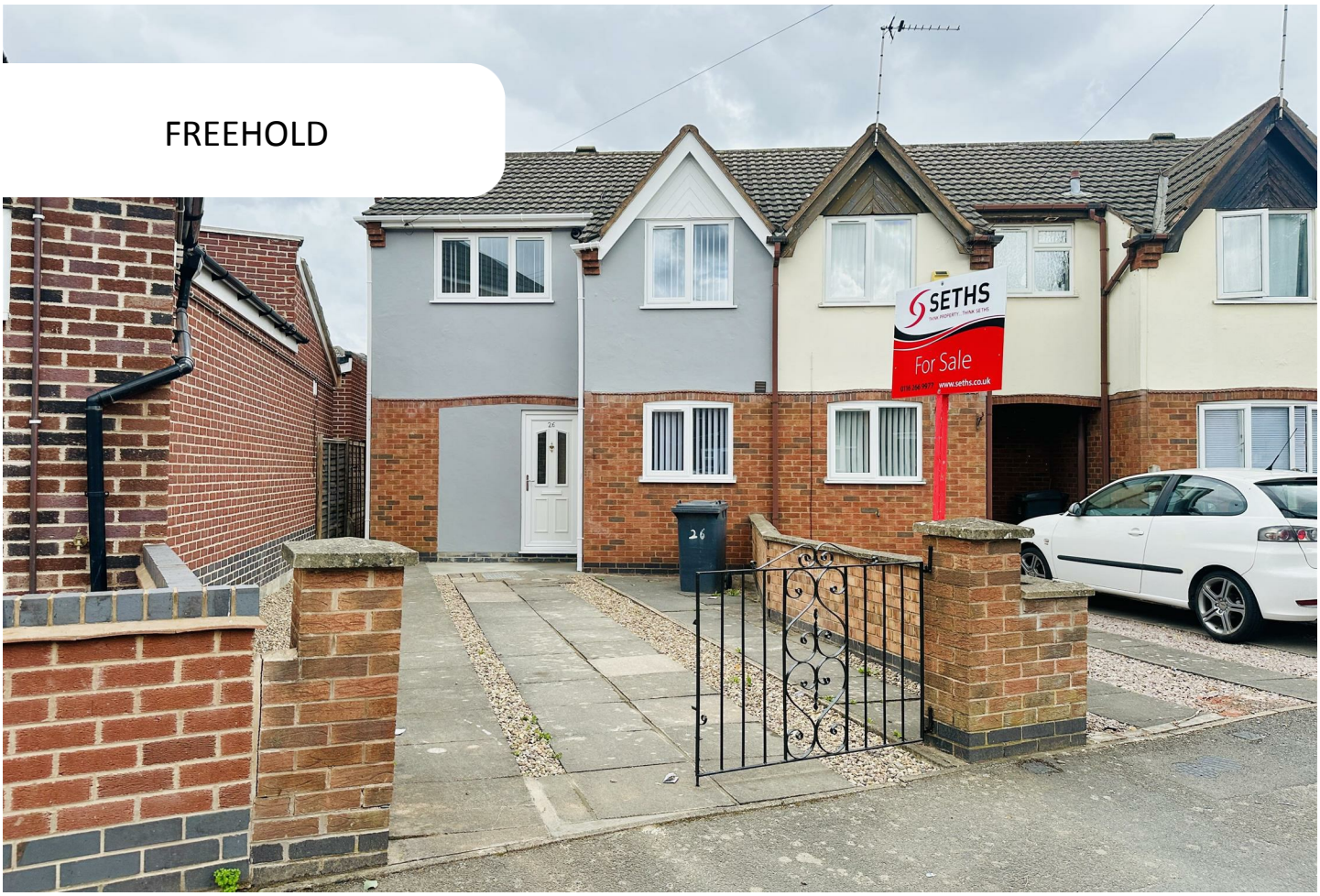
FREEHOLD



House - Semi-Detached (EPC Rating: D)

Oliver Road, Leicester, LE4 7GQ

PRICE:

£350,000

SETHS

4 2 1 D

4 Bedroom House - Semi-Detached located in Leicester

***** READY TO MOVE INTO - FOUR BEDROOMS - TWO BATHROOMS - NO CHAIN *****

A beautifully refurbished four-bedroom semi-detached property located in the sought-after area of Northfields, offered to the market with no onward chain.

The ground floor features a welcoming entrance hall, a front-facing bedroom, a stylish family bathroom, and a spacious lounge with staircase to the first floor. The lounge opens into a modern kitchen fitted with integrated appliances, stainless steel sink, and French doors leading to the rear garden. A convenient downstairs shower room adds flexibility for larger families or guests.

Upstairs, the property offers three well-proportioned bedrooms, all with double glazing and radiators, and additional storage in the third bedroom.

Externally, the home benefits from a low-maintenance front garden with a driveway for at least two cars, side access to the rear, and a paved rear garden enclosed by a mix of fencing and concrete borders, with a useful garden shed.

Viewings highly recommended.

ENTRANCE HALL
Laminate flooring, houses the gas meter. Provides access to the ground floor bedroom, downstairs bathroom, and the lounge.

BEDROOM FOUR
8'11" x 6'11"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BATHROOM
5'11" x 4'10"
Laminate flooring, wash hand basin, toilet, standing radiator, partially tiled walls, poly bathtub with mixer attachment, spotlighting, double glazed window facing the side aspect.

LOUNGE
14'6" x 10'2"
Laminate flooring, radiator, stairs leading to the first floor, open access to the kitchen, and access to a separate downstairs shower room.

SHOWER ROOM
Laminate flooring, wash hand basin, toilet, standing shower cubicle with electric shower, standing radiator, partially tiled walls, spotlighting.

KITCHEN
10'5" x 9'3"
Laminate flooring, radiator, UPVC double glazed doors allowing access to the garden, double glazed window facing the rear aspect, stainless steel sink, partially tiled walls, integrated gas burner with oven and extractor hood.

FIRST FLOOR

LANDING
Carpeted flooring, allowing access to all rooms on the first floor.

BEDROOM ONE
11'1" x 10'3"
Carpeted flooring, radiator, double glazed window facing the rear aspect, storage cupboard located over the stairs.

BEDROOM TWO
12'8" x 6'11"
Carpeted flooring, radiator, double glazed window facing the front aspect.

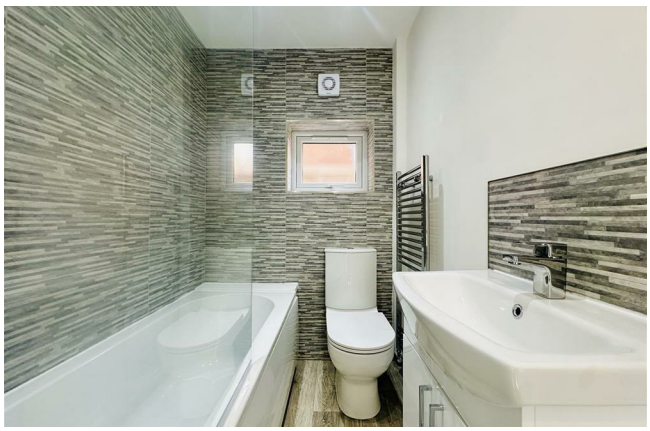
BEDROOM THREE
10'1" x 5'6"
Carpeted flooring, radiator, double glazed window facing the front aspect, storage cupboard, hatch providing access to the loft.

OUTSIDE
To the front, the property features a concrete driveway large enough to accommodate at least two vehicles. The frontage is secluded by a brick-built perimeter. Access to the property is via a UPVC door, with a side gate allowing entry to the rear garden.
To the rear, the property boasts a paved garden enclosed by a combination of concrete walls and fencing, offering privacy. Also includes access to a storage shed.

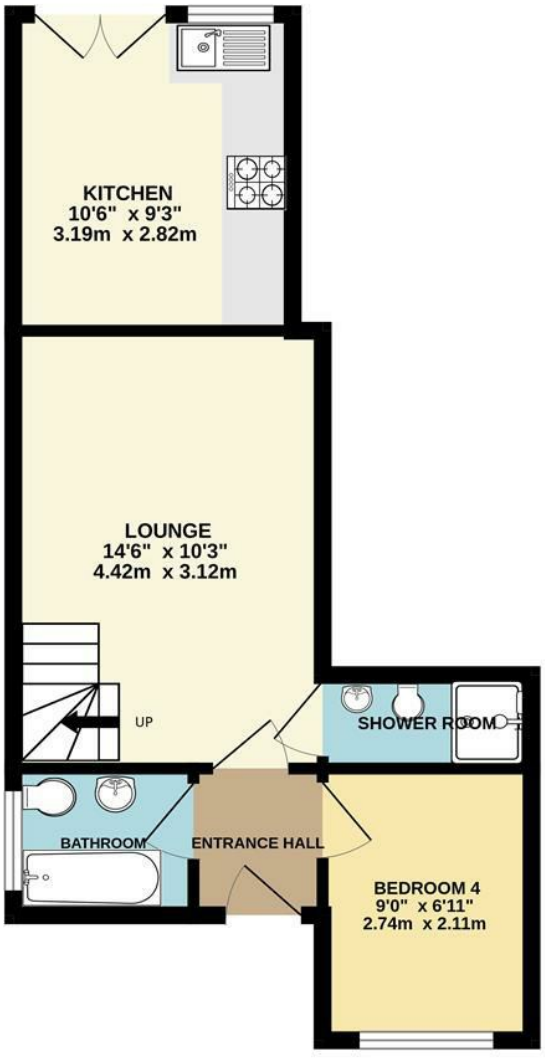
FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester)
Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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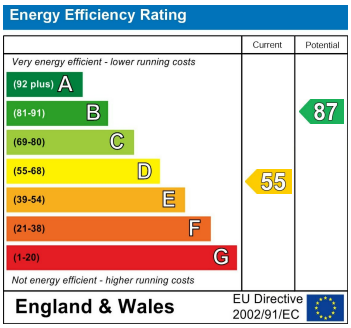
Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS