House - Semi-Detached

# OAKLAND AVENUE
# RUSHEY MEAD
# LEICESTER
# LE4 7SF

Offers Over

## £255,000

FEATURES

- Upgrading Works Required
- Three bedrooms
- Investment Opportunity
- Sunroom
- Driveway
- Semi Detached
- Two Reception Rooms
- Double Glazed throughout
- Large Garden
- Popular Location

3 1 2

SETHS

# 3 Bedroom House - Semi-Detached located in Leicester

PORCH

ENTRANCE HALL
Carpeted flooring, radiator, storage cupboard, access to the lounge, dining room and kitchen

LOUNGE
11'2" 11'0"
Carpeted flooring, radiator, bay fronted double glazed window facing the front aspect.

DINING ROOM
12'5" x 11'2"
Wooden effect vinyl flooring, gas fireplace, radiator, uPVC door with double glazed windows surrounding leading to the conservatory

KITCHEN
8'10" x 5'11"
Wooden effect vinyl flooring, base level and eye level units, stainless steel sink. space for a washing machine, fridge and a four ring electric cooker with oven function. Sliding door to access a pantry located under the stairs, double glazed window facing the side aspect, wooden doors leading to the side passage.

SUNROOM
Tiled flooring, door leading to the garden, access to a W/C.

W/C
Toilet

FIRST FLOOR

LANDING
Carpeted flooring, double glazed window facing the side aspect, access to all rooms on the first floor and the loft.

BEDROOM 1
11'3" x 10'11"
Wooden flooring, radiator, bay fronted double glazed window facing the front aspect.

BEDROOM 2
12'6" x 11'3"
Carpeted, radiator, double glazed window facing the rear aspect, airing cupboard to include an immersion tank

BEDROOM 3
7'11" x 6'5"
Carpeted, radiator, double glazed window facing the front aspect

BATHROOM
Lino flooring, radiator, double glazed window facing the rear aspect, wash hand basin, toilet, enamel bath rtub

OUTSIDE
To the front you will find a metal gate leading to the front garden which is secluded by wooden fencing and grass hedge. A wooden gate leads to the side passage which then leads onto the sunroom. To the rear you will find a large garden with grass lawn with a concrete path. Additionally you will find access to two outside sheds.

SHED
Accessed via the garden, brick built.

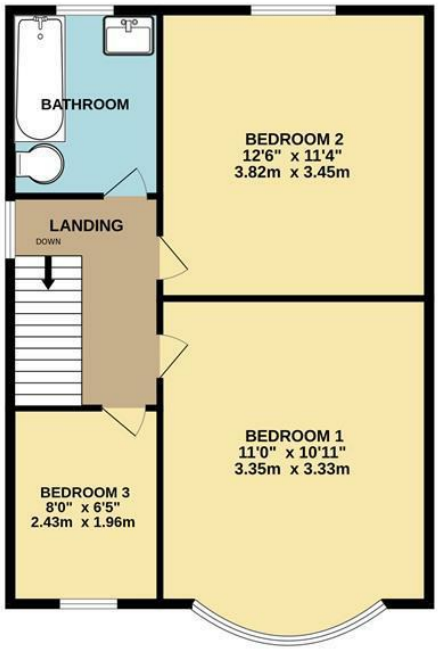
FREEHOLD

COUNCIL TAX BAND - B

BEKO

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

B

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

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