



## Asking Price £325,000

**Rosemead Drive, Oadby, Leicester, LE2 5SD**

- Semi Detached House
- Downstairs W/C
- Open Plan Dining Area
- EPC Rating D Council Tax Band C
- Garage
- Three Bedrooms
- Lounge
- Kitchen
- Garden
- Freehold



A well appointed **THREE BEDROOM** semi detached property located in OADBY.

The home is in a popular location and the accommodation briefly comprises entrance hallway, lounge with open plan dining area, kitchen and downstairs W/C on the ground floor.

On the first floor there are three bedrooms and a bathroom.

To the rear of the property is a nice sized garden and to the front of the house is a paved driveway and detached garage.

Located on the ever popular Rosemead Drive is situated in easy reach of well regarded schools with local shops and amenities close by, there are also excellent road links to Great Glen, Wigston and Leicester City Centre.

#### **PORCH**

Door to front aspect with windows to front and side elevations, door into,



#### **LOUNGE**

**16'11" to bay x 10'10" (5.16 to bay x 3.31)**

Radiator, double glazed bay window to rear aspect.



#### **HALLWAY**

Staircase rising to first floor, radiator, frosted window to front aspect.

#### **DOWNSTAIRS W/C**

Corner sink, low level w/c, frosted window to front aspect.



#### **OTHER ASPECT**



**OPEN PLAN DINING AREA**

**8'3" x 7'11" (2.54 x 2.43)**

Serving hatch into kitchen, radiator, pair of double glazed doors to rear aspect.



**BEDROOM ONE**

**10'0" x 9'11" (3.07 x 3.04)**

Radiator, double glazed window to front aspect.



**KITCHEN**

**11'10" x 7'10" (3.61 x 2.39)**

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob oven and extractor, serving hatch to dining area, 'Valliant' boiler, plumbing for washing machine, space for fridge freezer, tiled floor, under stairs cupboard, door to side aspect.

**LANDING**

Access to loft, double glazed window to side aspect.



**BEDROOM TWO**

**12'11" x 9'11" (3.96 x 3.03)**

Radiator, double glazed window to rear aspect.



**BEDROOM THREE**

**8'11" x 7'8" (2.72 x 2.34 )**

Fitted cupboard, radiator, double glazed window to rear aspect.



**OUTSIDE**

Good sized rear garden mainly laid to lawn with mature bushes and trees, shed, water tap, gate to side.

To the front of the property is a paved driveway and a detached garage.

**GARAGE**

**16'3" x 7'8" (4.97 x 2.34)**

Power, door to side aspect, window to side and rear aspects, pair of wooden opening doors to front.

**DISCLAIMER**

Please note that the marketing photographs were taken prior to the current tenants moving in.



**BATHROOM**

**6'8" x 5'6" (2.04 x 1.68)**

Bath with electric shower, pedestal wash hand basin, low level W/C, radiator, part tiled walls, frosted double glazed window to side aspect.



**FREE VALUATION**

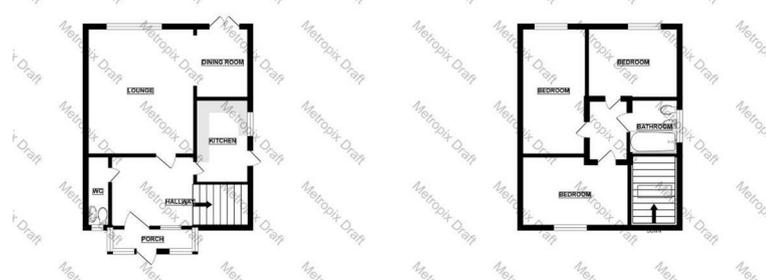
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These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



**GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

**MONEY LAUNDERING**

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

**MORTGAGES**

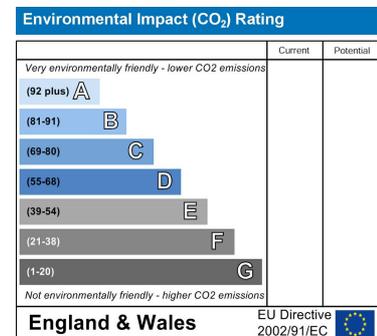
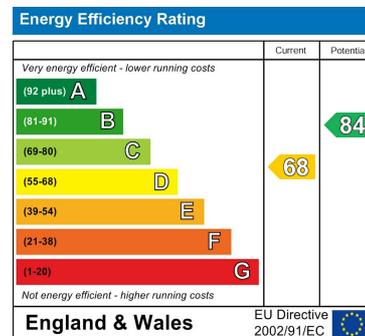
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**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.  
 Hours of Business:  
 Monday to Friday 9am - 5.30pm  
 Saturday 9am - 4pm

**AML DISCLAIMER**

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.



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- Prime high street branches
- Dedicated sales progression through to completion
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