SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £295,000

Briar Meads, Oadby, Leicester, LE2 5WE

- Semi Detached
- Lounge
- Bathroom & Downstairs W/C
- Council Tax Band C EPC Rating D
- No Upper Chain
- Three Bedrooms
- Kitchen
- Pretty Rear Garden
- Garage
- Freehold



A THREE BEDROOM SEMI DETACHED PROPERTY with lots of scope to refurbish and extend subject to the usual consents in the heart of OADBY.

The home briefly comprises of an entrance hall, downstairs W/C, lounge and kitchen to the ground floor.

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

To the rear is a pretty garden with patio areas. There is a covered side passage, a GARAGE and to the front is a lawn and DRIVEWAY.

Located close to highly regarded local schooling to include Beauchamp College, Manor and Gartree and providing excellent access to local amenities to include Oadby Parade with its selection of shops, restaurants and close to leisure facilities and Brooks Hill Country Park. Excellent transport links to Leicester City Centre and surrounding motorway networks.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE HALL
Double glazed front door, radiator, staircase rising to the first floor

DOWNSTAIRS CLOAKROOM
Low level W/C, wash hand basin, radiator, frosted double glazed window to side aspect.



LOUNGE
19'11" x 12'1" max reducing to 10'9" (6.09 x 3.69 max reducing to 3.28)
Fireplace with built in shelves, two radiators, double glazed window to front aspect and double glazed sliding patio door to rear elevation leading into garden.



KITCHEN
12'11" x 8'1" (3.95 x 2.47)
Fitted units with worktops and tiled splash backs, sink with drainer, gas cooker, washing machine, extractor and integrated fridge, radiator, double glazed window to rear aspect, double glazed door to side leading into covered side passage.

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LANDING
Access to loft, built in airing cupboard housing hot water tank,



BEDROOM ONE
12'3" x 12'2" (3.74 x 3.72)
Fitted wardrobes with matching drawers, built in cupboard, radiator, double glazed window to front aspect.

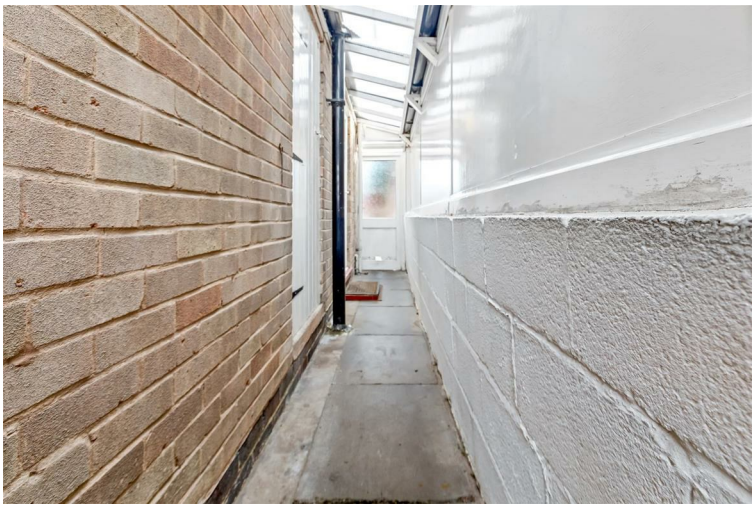


BEDROOM TWO
11'7" x 8'5" (3.55 x 2.59)
Fitted cupboards with matching drawers, radiator, built in cupboard, double glazed window to front aspect.



BEDROOM THREE
12'2" max reducing to 8'3" x 7'8" (3.73 max reducing to 2.54 x 2.36)
Fitted wardrobe housing boiler, radiator, double glazed window to rear aspect.





BATHROOM
8'2" max x 8'7" max (2.49 max x 2.63 max)
Low level W/C, bath with electric shower, vanity unit, part tiled walls, radiator, double glazed frosted window to side and rear aspects.



OUTSIDE
Pretty rear garden with paved seating area, laid to lawn with flower border and raised flower border with a selection of scrubs and plants, two sheds, water tap.

To the front of the property is a block paved drive providing off street parking and leading into garage. Lawned area and a flower border.

COVERED SIDE PASSAGE
21'1" x 2'10" (6.44 x 0.88)
Door to front and rear aspects, side door leading into garage.

GARAGE
16'8" x 8'0" (5.09 x 2.45)
Up and over door, gas and electric meters, power, under stairs cupboard, window and door to side aspect.



FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394





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.
MORTGAGES
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

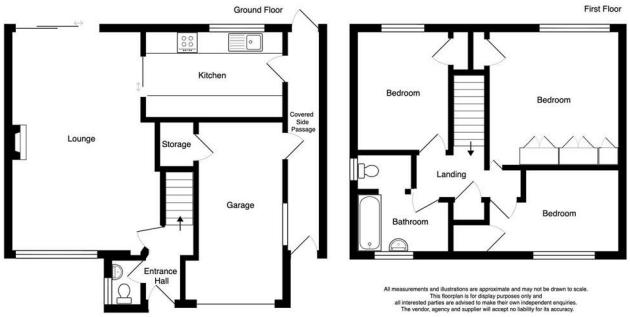
AML DISCL.AIMER

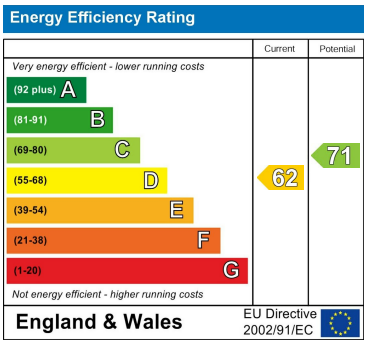
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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

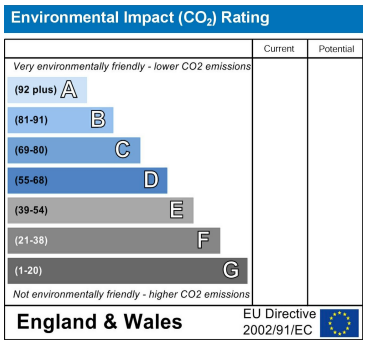


DISCLAIMER

The Director of the office is related to the owner.


Ground Floor
Kitchen
Lounge
Storage
Covered Side Passage
Garage
Entrance Hall
First Floor
Bedroom
Bedroom
Landing
Bathroom
Bedroom
All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and
all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.


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
62
71
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


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Oadby
Glen Rd
Brocks Hill
Country Park
Wigston
Welford Rd
Google
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THINKING OF SELLING?



WE OFFER THE FOLLOWING:

- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service



barkers1985.co.uk

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