SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £375,000

Queen Street, Oadby, Leicester, LE2 4NJ

- Bay Fronted Semi Detached
- Lounge
- Family Room
- Bathroom and En-Suite Shower Room
- EPC Rating E / Council Tax Band D
- Four Bedrooms
- Kitchen Breakfast Room
- Conservatory / Downstairs W/C
- Large Garden and Garage
- Freehold



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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A well presented extended FOUR BEDROOM semi detached house in OADBY.

The property briefly comprises of a lounge, dining kitchen, family room, conservatory and downstairs W/C to the ground floor.

On the first floor are three bedrooms and a bathroom.

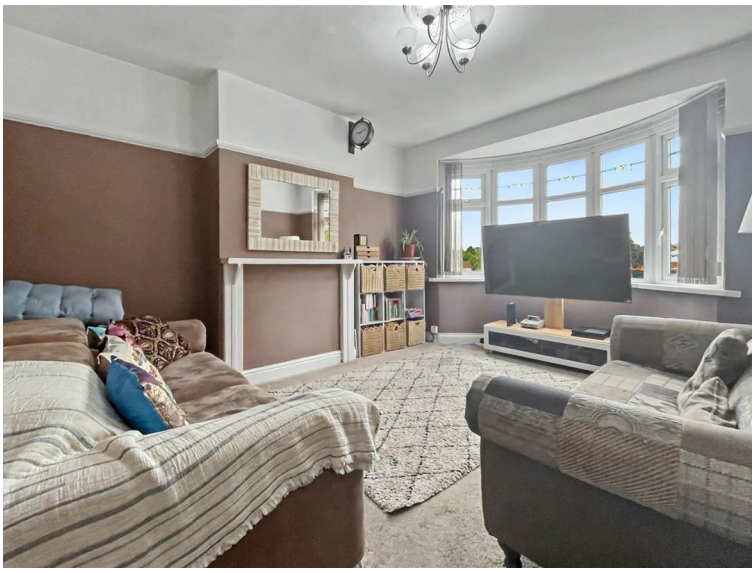
The second floor consists of a bedroom with an en-suite shower room.

To the rear is a LARGE GARDEN and at the front is a blocked paved driveway with GARAGE.

Well located close to local schooling and either Oadby Shopping parade or Leicester City Centre.



ENTRANCE HALL
Double glazed frosted front door with windows to front aspect, under stairs cupboard, radiator, staircase rising to first floor.



LOUNGE
14'6" to bay x 11'6" max (4.44 to bay x 3.51 max)
Picture rail, radiator, double glazed bay window to front aspect.

DOWNSTAIRS W/C
Wash hand basin, low level W/C, tiled floor, fuse box, frosted double glazed window to side aspect.

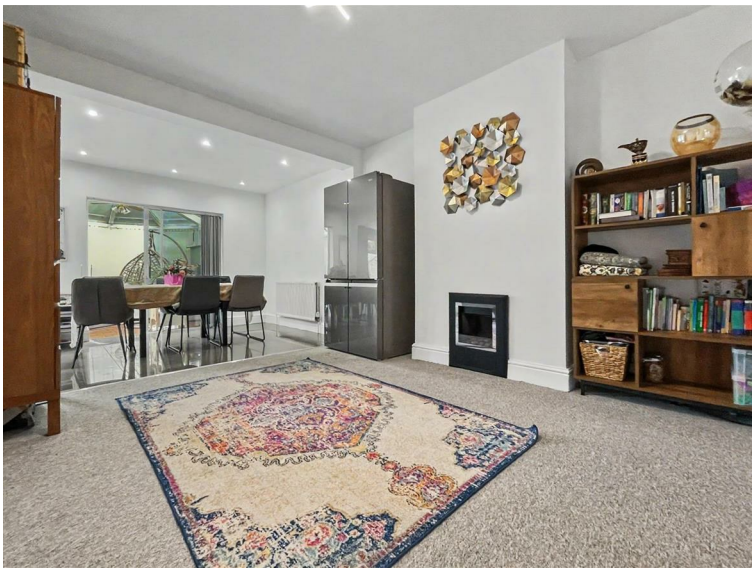


KITCHEN / DINER
17'3" x 18'9" reducing to 10'5" (5.27 x 5.73 reducing to 3.18)
L shaped, fitted units with worktops and tiled splashbacks, integrated double oven and microwave, sink with drainer, plumbing for washing machine and dishwasher, five ring gas hob with extractor, two radiators, tiled floor, double glazed window to rear and side aspects, double glazed door to side elevation.

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OTHER ASPECT



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FAMILY ROOM
12'4" x 11'5" (3.77 x 3.50)
Gas Fire.



CONSERVATORY
8'11" x 8'7" (2.72 x 2.62)
Tiled floor, radiator, double glazed windows to side and rear aspects, pair of double glazed patio door to side leading into garden.

FIRST FLOOR LANDING
Decorative window to side aspect, staircase rising to second floor.



BEDROOM ONE
14'10" to bay x 10'8" max (4.53 to bay x 3.27 max)
Fitted wardrobes, coving, radiator, double glazed bay window to front aspect.



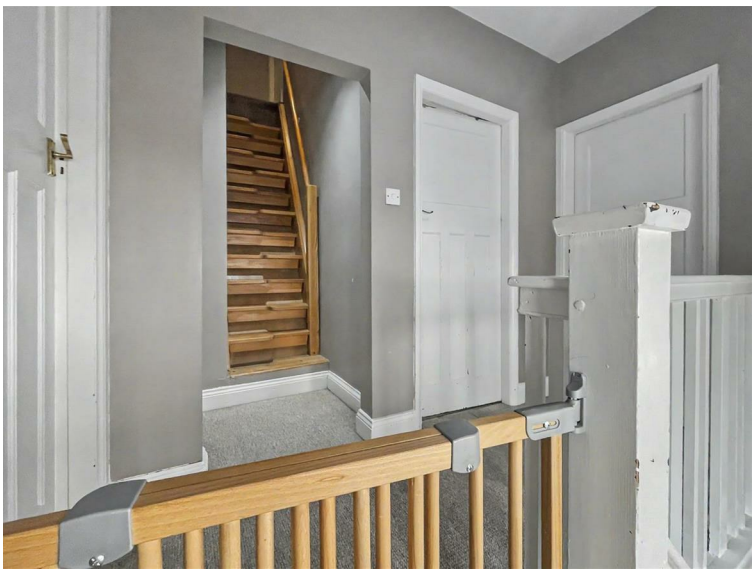
BEDROOM THREE
7'10" x 7'2" (2.40 x 2.20)
Radiator, double glazed window to front aspect.



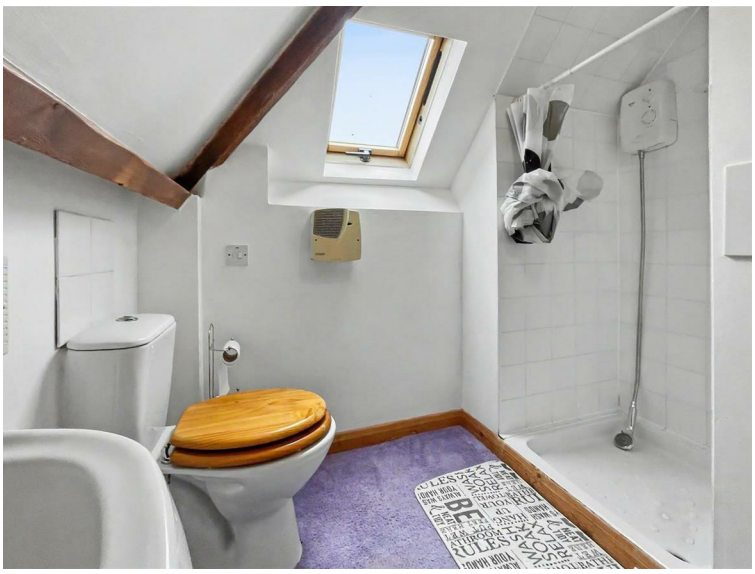
BEDROOM TWO
11'3" max x 12'4" max reducing to 9'11" (3.45 max x 3.78 max reducing to 3.03)
Fitted wardrobes, radiator, double glazed window to rear aspect.



BATHROOM
8'0" 7'2" (2.45 2.20)
Bath, pedestal wash hand basin, low level W/C, part tiled walls, frosted double glazed window to rear aspect.



SECOND FLOOR LANDING
Built in storage cupboard, spotlights.



EN-SUITE SHOWER ROOM
6'1" x 4'7" (1.87 x 1.42)
Shower with electric shower, pedestal wash hand basin, low level W/C, wall mounted electric heater, Velux window to rear aspect.



BEDROOM FOUR
12'7" x 8'3" (3.85 x 2.54)
Eaves storage cupboard, radiator, spotlights, two Velux windows to front aspect and one Velux window to side elevation.



GARDEN
Good sized rear garden with paved seating area, raised decking area with shed, mainly laid to lawn with flower borders with various shrubs plants bushes and tree, water tap.





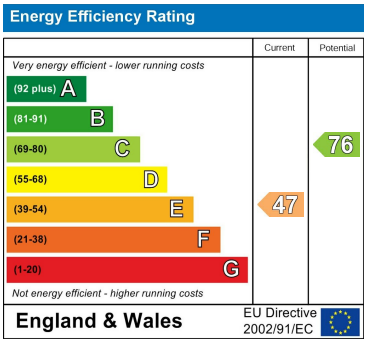
GARAGE
16'0" x 7'5" (4.88 x 2.27)
Up and over door, window and door to rear aspect.

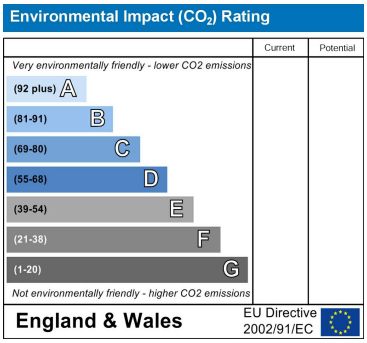


FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

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.
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 DISCLAIMER

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



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

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- 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



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